

Mais House - Sydenham Hill
GLA

21.02.19

Hawkins\Brown





Front Cover
Aerial View of Sydenham Hill

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1.0 Introduction

- 1.1 Introduction
- 1.2 Project Brief

1.0

1.1

Introduction

Introduction

Brief

The City of London Corporation are looking to redevelop the Sydenham Hill Estate in the London Borough of Lewisham. This is part of the City's plans to build 3,700 new homes for Londoners, including 700 new social housing units on its estates in seven London boroughs by 2025.

LB Lewisham is required to deliver 13,847 new homes between 2015 and 2025 in the Mayor of London's current London Plan (2016) and this increases to 21,170 by 2028/2029 in the draft new London Plan (2018).

Sydenham Hill Estate

The Sydenham Hill Estate is located on the eastern side of Sydenham Hill, to the south of its junction with Kirkdale. The estate has a site area of 2.67ha and includes three distinctive elements: Mais House (an apartment block of 63 sheltered housing units for the elderly), Lammas Green (a 1950s housing scheme, comprising three terraces set around a village Green) and Otto Close (a terrace of two storey maisonettes).

The proposals exclude Lammas Green although impacts upon listed buildings and the Area of Special Character is an important consideration. The development area includes Mais House, its associated parking area, the amenity space between Mais House and Otto Close, a row of garages on the south side of Otto Close and an existing elevated hardcourt play area on Otto Close. Mais House is now vacant with residents re-located within LB Lewisham and other CoL sites and the garages and hardcourt play area under-utilised. Four of the detached garages forming part of Otto Close have recently been condemned as they are deemed structurally unsound.

Following site visits and research into the site context , local architectural precedents, area density and accessibility this report identifies the ways in which Sydenham Hill Estate could be developed whilst responding to the surrounding historic buildings, conservation area and a challenging topography.

- Key**
- 1. Mais House
 - 2. Otto Close garages & ball court areas



The City of London brief is for circa 150no. affordable homes.
The nature of these affordable homes is to be determined.

The mix shown on this page has been determined through
discussions between the City of London and London Borough
of Lewisham’s Housing Team.

10% of the homes will be ‘Category 2: Accessible an adaptable
dwellings’ complying with ADM Part M4(3). The other 90% of
homes will comply with ADM Part M4(2).



2.0 Site & Context

- 2.1 Site Location & Connectivity
- 2.2 Site Topography
- 2.3 Land Use
- 2.4 Transport & Connections
- 2.5 Physical & Urban Context
- 2.6 The Existing Estate
- 2.7 Existing Building Heights
- 2.8 Existing Transport Connections & Movement
- 2.9 Landscaping & Townscape
- 2.10 Amenity & Green Space
- 2.11 Existing Tree Analysis
- 2.12 Existing Landscape Analysis

2.0 Site & Context

2.1 Site Location & Connectivity

Sydenham Hill Estate consists of Mais House, Otto Close and Lammas Green and is located immediately beside Dulwich Wood. This gives the area a distinctly suburban feel, intensified by the whorls of cul-de-sacs in the surrounding area. While there are sizable blocks of flats (many of which are of eight to ten storeys) on the hill, the steep topography serves to mask their height, giving the area a feeling of low density. The buildings also tend to be spaced out across a highly leafy area.

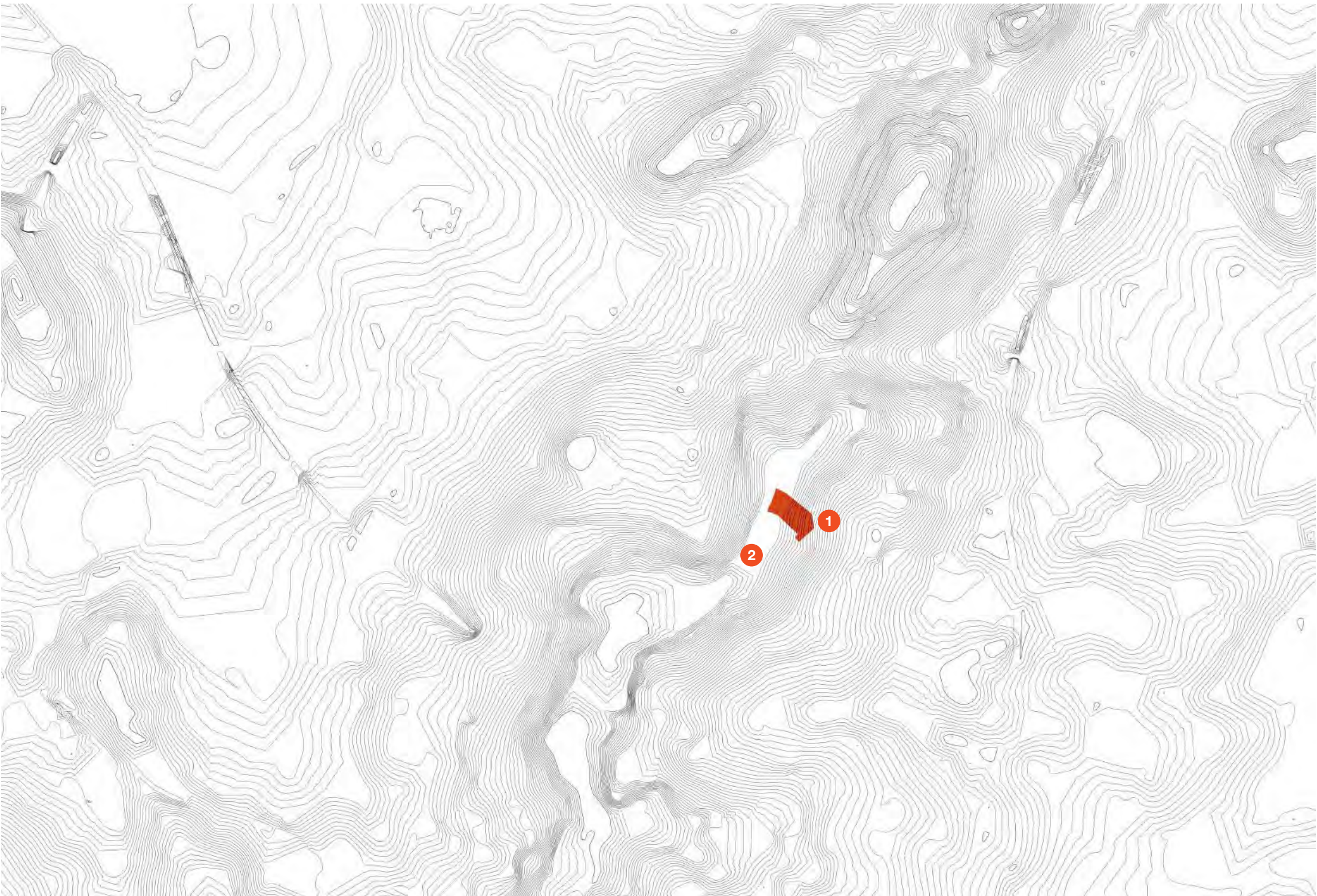
Mais House itself is a cluster of housing blocks built in the late twentieth century, loosely framing a shared garden. Otto Close takes the form of a cul-de-sac of low height blocks of flats mimicking a staggered row of terraced housing. This forms the opposite side of the shared garden but creates a nondescript edge, exacerbated by its steep slope. Lammas Green is altogether more distinguished. It forms a strong open quad around a shared green with a collection of mature trees at its centre (although the green could benefit from some landscaping as it presently includes an erroneous ring of tarmac).

The Site has a Public Transport Accessibility Level (PTAL), a measure which rates locations by distance from frequent public transport services, of 2 where PTAL 6b is the best level of accessibility and PTAL 0 is the worse level of accessibility. Existing parking provision on site is consistent with the site's suburban location.



Positioned on the crest of Norwood Hill, past development on the site has benefited from excellent views across London.

The topography strongly influences the character of the site as well as the form and typology of the existing buildings. Examples can be seen in the low scale suburban housing of Lammas Green - stepping down the hill to address the landscape - and the large scale individual homes that face the street to the north with cascading private gardens to the south.



- Key**
- 1. Site Location
 - 2. Norwood Hill

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Site & Context

Land Use

The adjacent plan shows the land use for the site and the surrounding area.

Land use for the area is classified as suburban with areas of urban development to the south with a bank of protected Broadleaf Woodland to the North.



Key

Broadleaved Woodland

Neutral Grassland

Suburban

Urban

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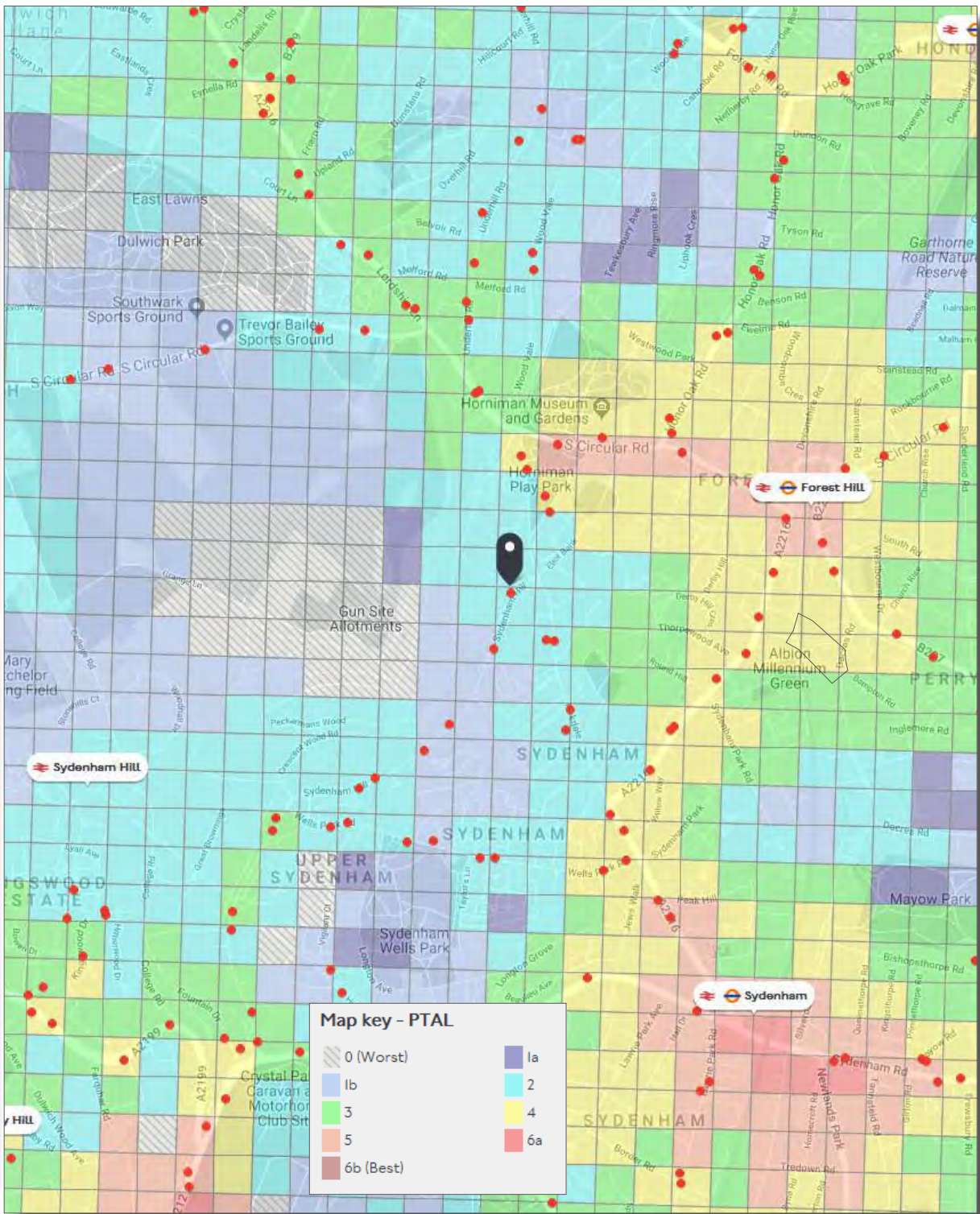
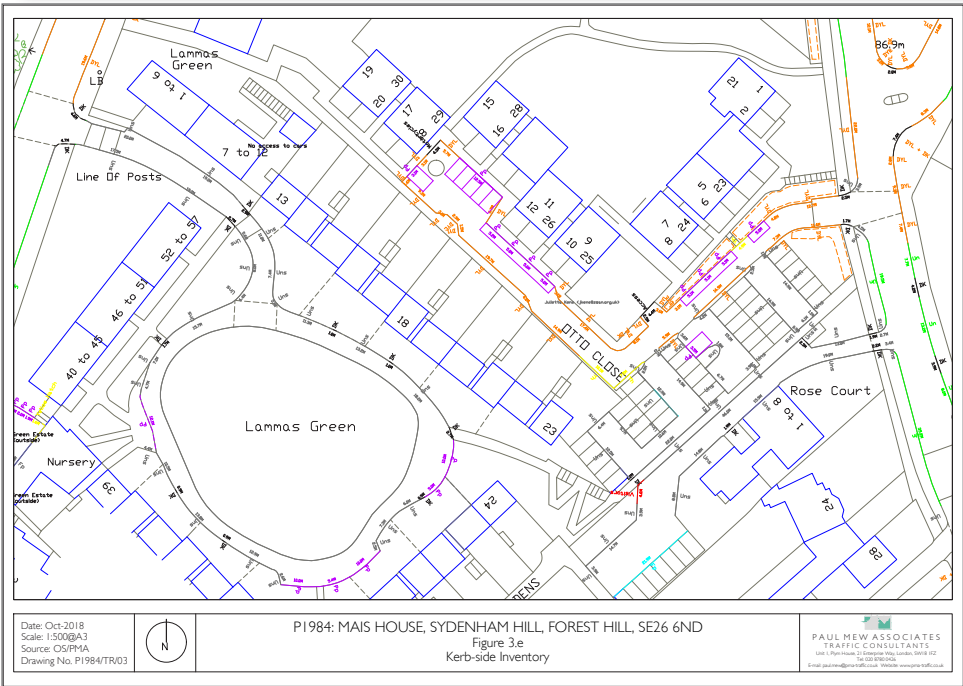
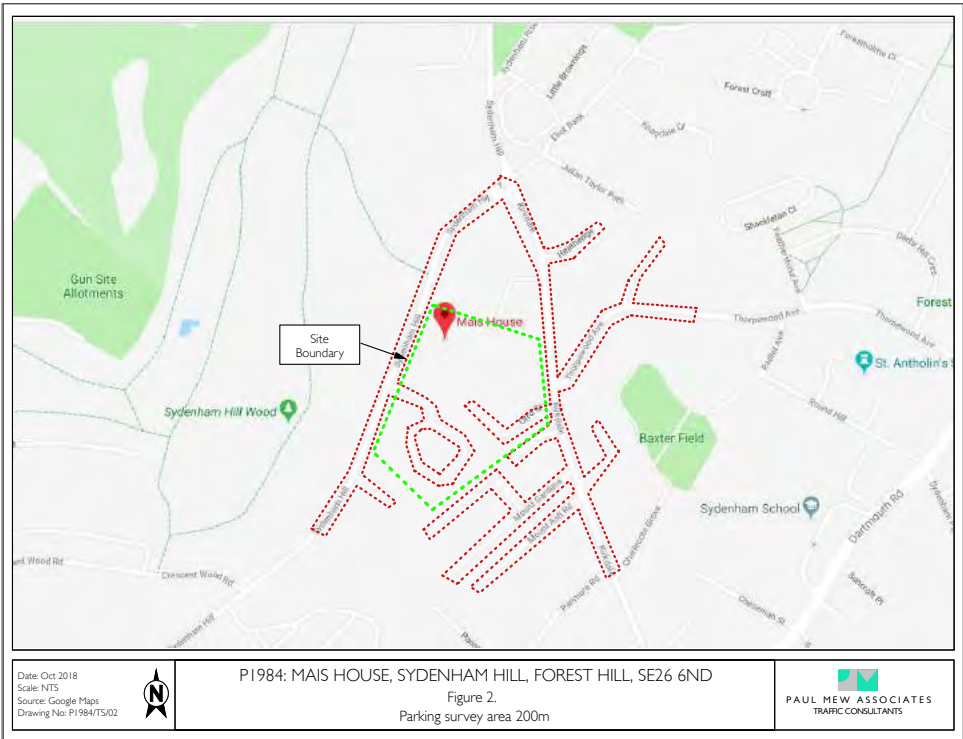
Site & Context

Transport & Connections

PBA have been appointed to provide a transport assessment and advise on the car parking spaces required for the developing scheme. The existing car parking survey was completed by Paul Mew Associates in line with LBL survey methodology.

Summary from car parking survey is outlined below:

- The site has a Public Transport Accessibility Level (PTAL) score of 2, indicating a 'poor' level of access to public transport, as defined by Transport for London (TfL).
- A parking stress survey has been carried out on the roads in proximity to the site in order to assess the current levels of parking demand in the area based on the overnight parking levels deemed to show the 'peak' parking demand. Parking beats surveys were also carried out during the day on a weekday and weekend to quantify daytime parking levels.
- The overnight parking stress has been calculated at 65% and the peak stress with regard to the beat surveys was at 1500 – 1530, on the school run at 68%.
- The results set out herein demonstrate that parking stress is comfortably below the point where an area is deemed to suffer from high parking stress.
- Based on local car ownership statistics, the average cars per bedroom for the area adjoining the site is 0.278 cars per bedroom.
- The current London Plan provides car parking standards as a maximum, stating as the following: "Four or more beds, 2 spaces per unit; three beds, 1.5 spaces per unit, one and two beds, less than one space per unit."



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Site & Context

Physical & Urban Context

The urban grain of Sydenham Hill is suburban in character, owing to the steep topography of the area. This has led to disconnected branches of low-density terraced housing with individual blocks of flats, semi-detached and detached houses. Sitting at the crest of the hill, however, the site forms part of a line of prominent mansion houses. This would suggest a larger block might be an appropriate response on the Mais House site.

Sydenham Hill is strongly defined by its leafy character and so retaining or reintroducing areas of outdoor space would be essential within any new development.

- Key

1. Farley House

2. The Cedars

3. 34a Sydenham Hill

4. TBC

5. 40-57 Lammas Green

6. Mais House

7. Castlebar

8. Sedley Court

9. Dulwich View

10. 6-20 Kirkdale

11. Rose Court

12. 13-23 Lammas Green

13. Otto Close





- Key

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13. Otto Close



Farley House & Sydenham Estate
Mid-late 1960's Dulwich Estate containing flats



The Cedars, 34 Sydenham Hill
1898 (built by Charles Ash Body)



34a Sydenham Hill
dated between 1897-1913



Name uncertain (TBC)
Mid-late 1970's



40-57 Lammas Green (Grade II Listed)
1955-1957 (by Donald McMorran)



Mais House, 44 Sydenham Hill
1973
Previous building on site called St Sidwells



Castlebar, 46 Sydenham Hill
dated between 1876-1892



Sedley Court, 48 Sydenham Hill
Early to mid 1960's



Dulwich View, Kirkdale
Recent development.
A building has been on the site from 1975 onwards



6-20 Kirkdale
date between 1956-1967



Rose Court, 22 Kirkdale
Site developed from 1955 onwards



13-23 Lammas Green (Grade II Listed)
195-1957 (by Donald McMorran)



Otto Close
Early 1970's

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Site & Context

The Existing Estate

Sydenham Hill Estate consists of Mais House, Otto Close and Lammas Green.

Mais House was built in 1973 and consists of 49 bedsit flats, 11 one-bedroom flats and one two-bedroom flat, arranged over three floors. The building is approaching the end of its functional life. Otto Close comprises a number of existing maisonettes and flats that date from the 1970's. It also includes a row of detached garages on the south side and an existing elevated hardcourt play area. Lammas Green is a well-appreciated area of green space sided by terraced housing.

Mais House is now vacant with residents re-located within LB Lewisham and other CoL sites and the garages and hardcourt play area under-utilised. Four of the detached garages forming part of Otto Close have recently been condemned as they are deemed structurally unsound.

- Key
1. Mais House

2. Houses on Otto Close

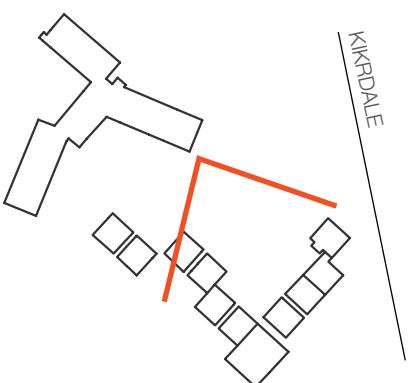
3. Garage & ball court areas

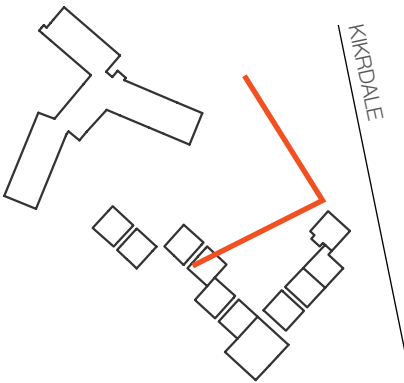
4. Lammas Green





- Key**
- 1. Mais House
 - 2. Houses on Otto Close
 - 3. Garage & ball court areas
 - 4. Lammas Green





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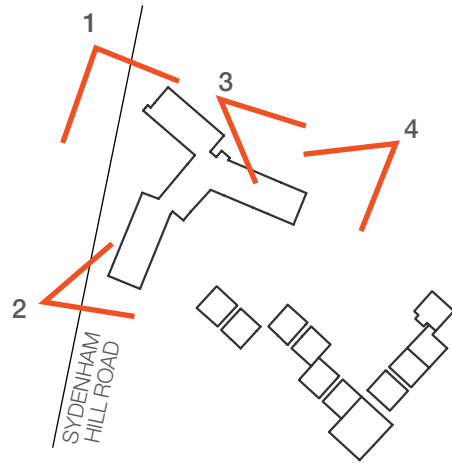
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Site & Context

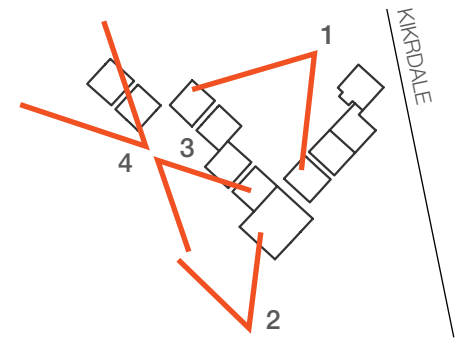
The Existing Estate, Mais House



- Key**
- 1. Street Frontage A
 - 2. Street Frontage B
 - 3. Existing car parking
 - 4. Neighbouring Garages



- Key**
- 1. Otto Close Courtyard
 - 2. Otto Close A
 - 3. Otto Close B
 - 4. Detached Garages



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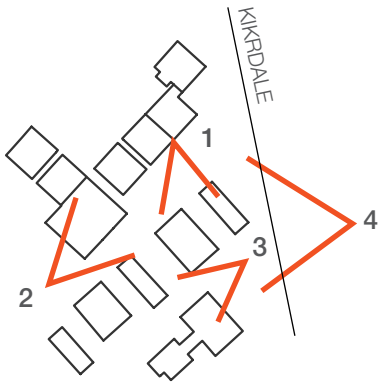
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Site & Context

The Existing Estate, Garage & Ball Court



- Key**
- 1. Otto Close Garages
 - 2. Ball Court
 - 3. Existing Path to Lammas Green
 - 4. View from Kirkdale



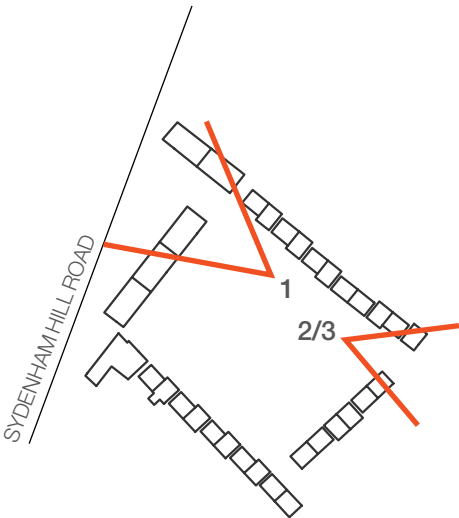
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Site & Context

The Existing Estate, Lammas Green



- Key**
- 1.Lammas Green
 - 2. View South from Lammas Green A
 - 3. View South from Lammas Green B



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Site & Context
Existing Building Heights

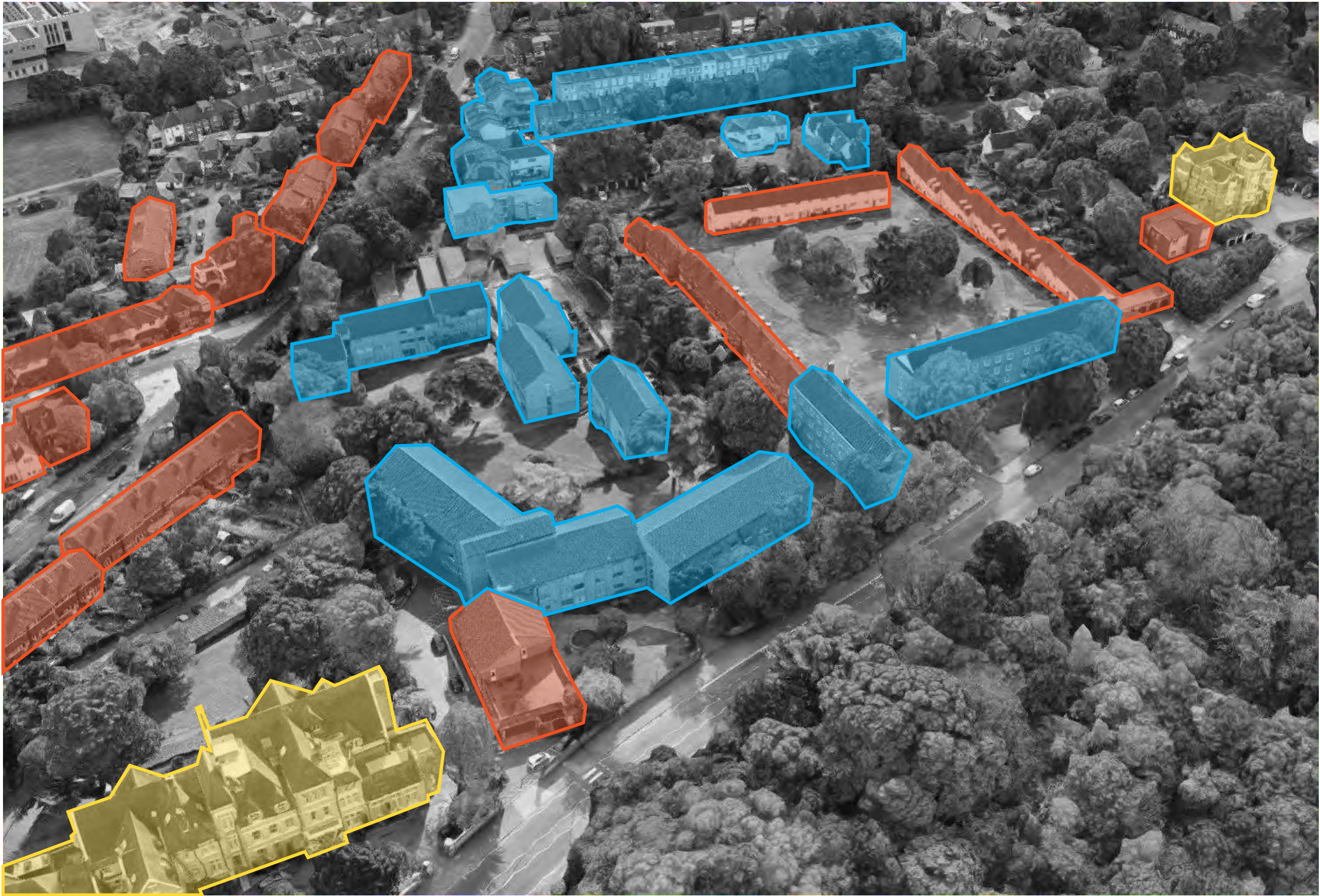
The adjacent diagram illustrates the typical building heights of the existing buildings. There are a range of building heights and the diagram shows that typically the tallest buildings in the area are at the top of the ridge on Sydenham Hill.

Key

1-2 Storeys

3-4 Storeys

5+ Storeys



Storey heights based on modern floor to floor heights

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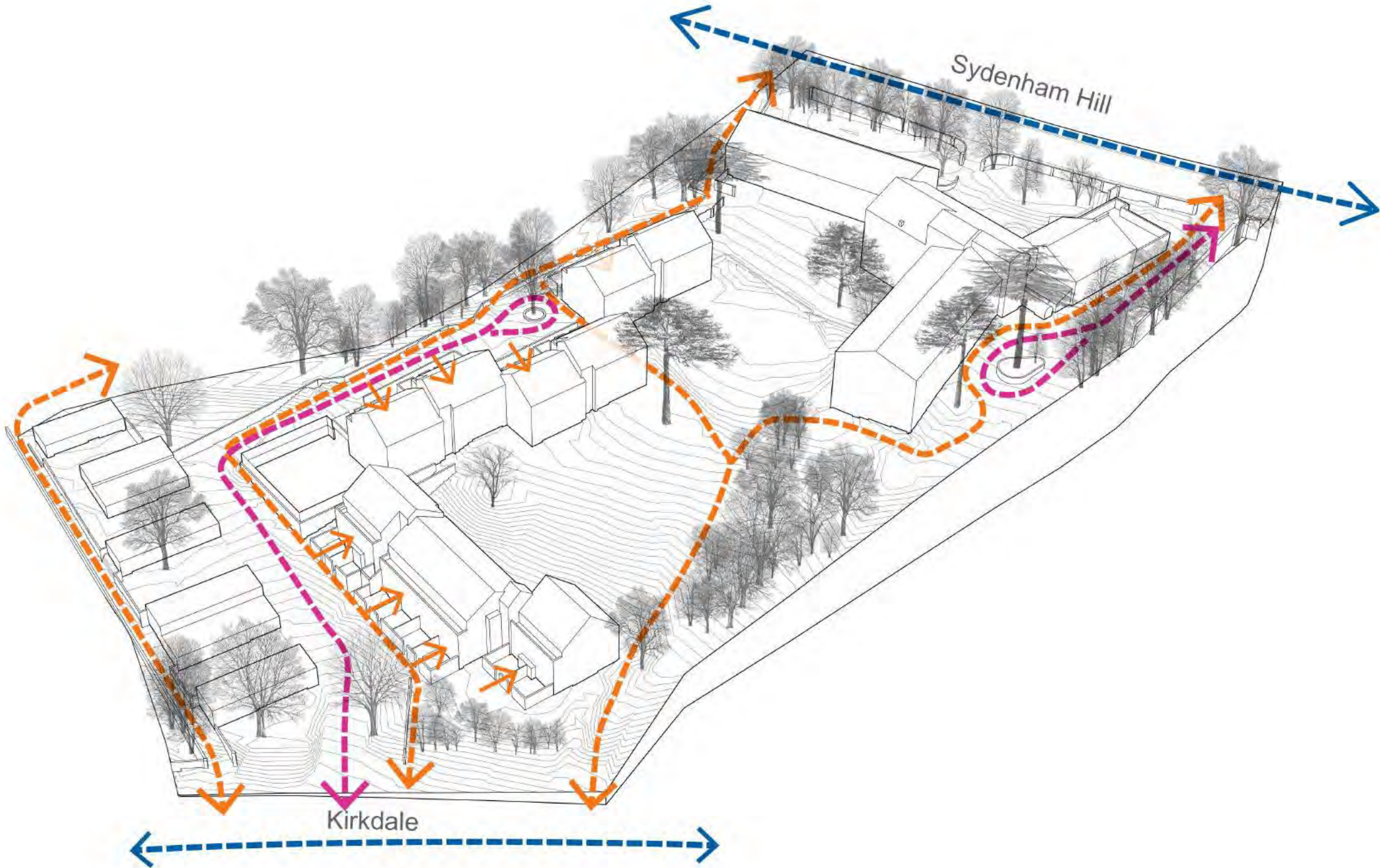
Site & Context

Existing Transport Connections & Movement

The adjacent diagram shows the existing transport connections and movement around the site.

Vehicular access is limited to Otto Close and to the eastern side of Mais House. The remainder of the site is accessible to pedestrians only. There are few barriers to pedestrian access, allowing members of the public to access the site from both Kirkdale and Sydenham Hill.

The existing pedestrian access to the southern side of the Otto Close garages is of a poor quality with limited surveillance. There is an opportunity to improve the quality of the access to Lammas Green by changing the existing access to private amenity space with new access to Lammas Green provided via Otto Close.



- Key**
- Pedestrian routes
 - Front doors
 - Vehicular circulation
 - Public street frontages

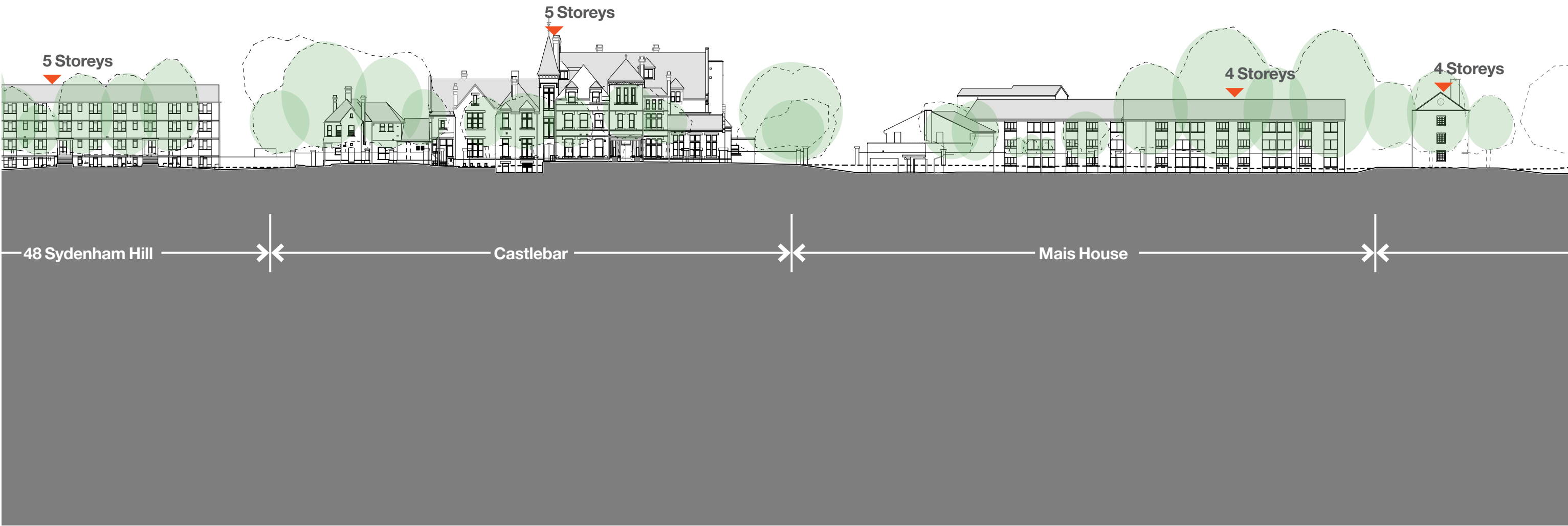
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Site & Context

Landscaping & Townscape

This drawing shows the buildings on Sydenham hill their relationship to each other and their heights. The areas obscured by the substantial trees on to the street are also shown.





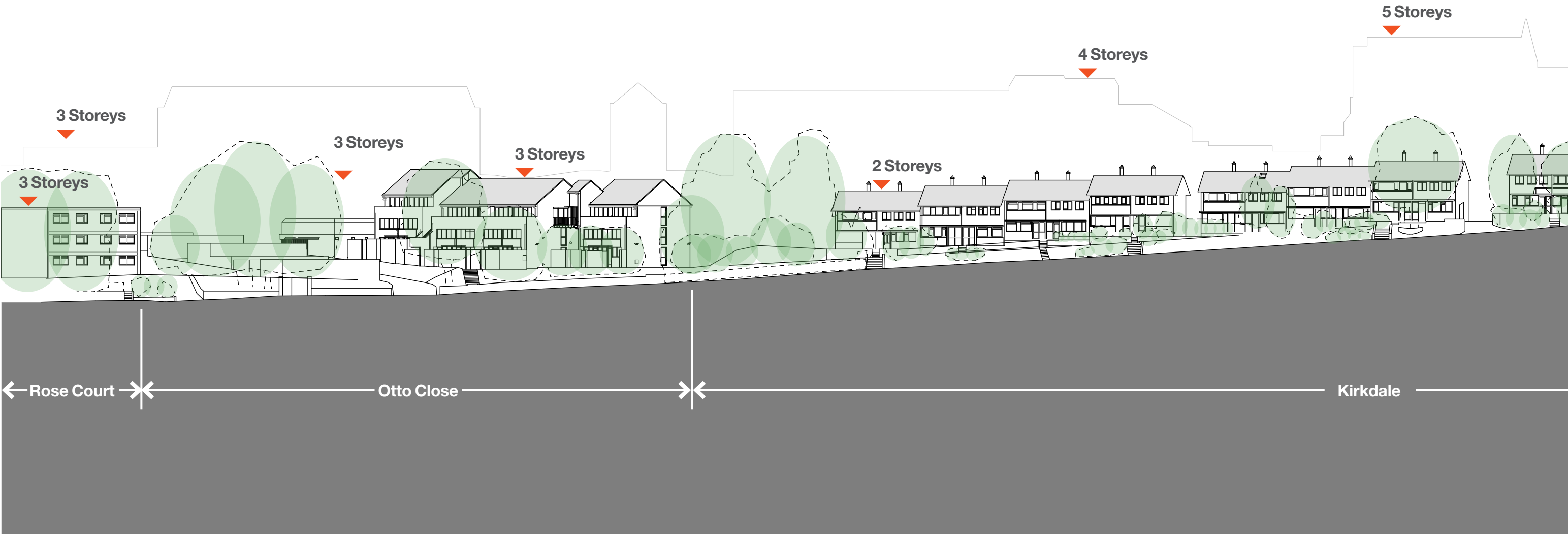
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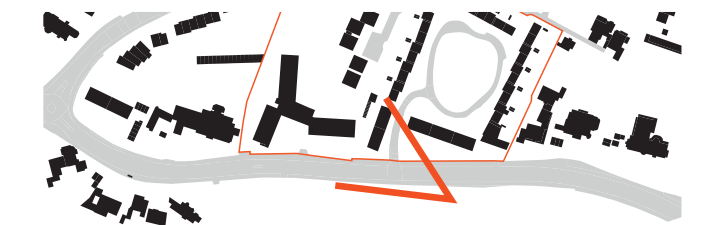
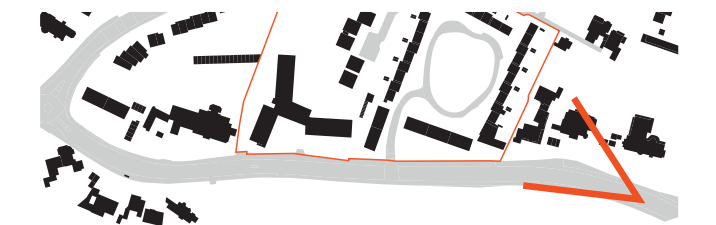
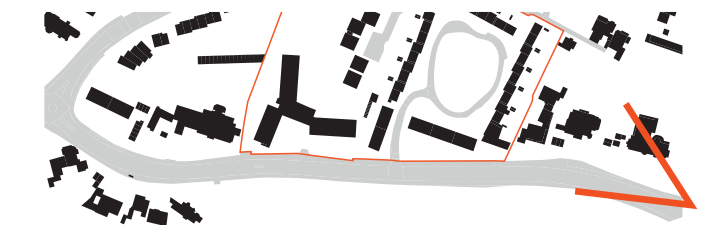
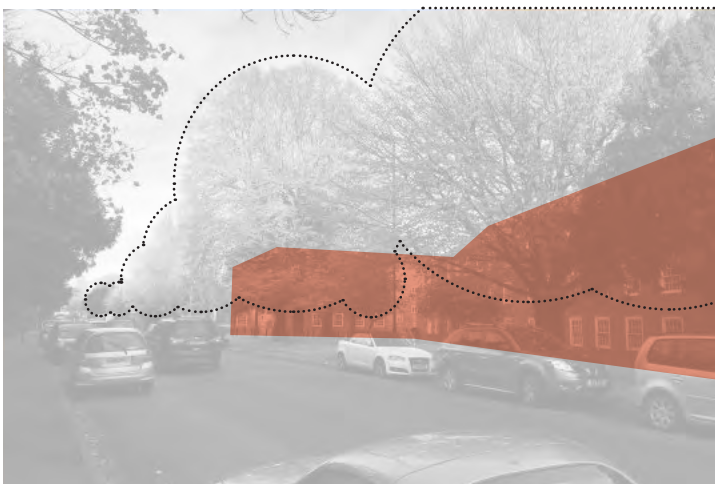
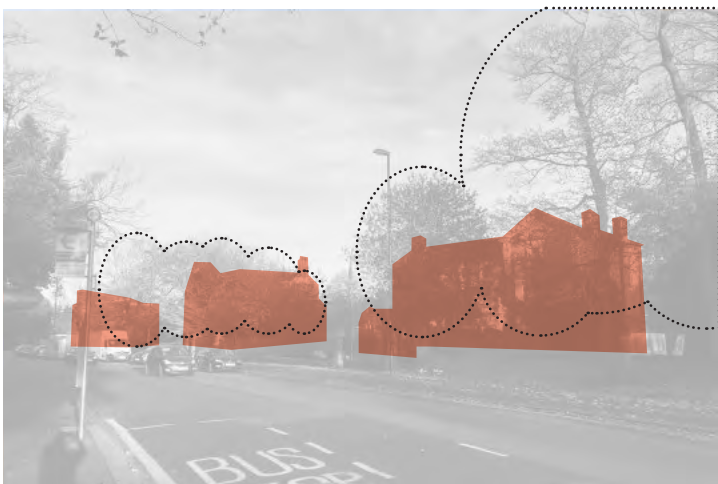
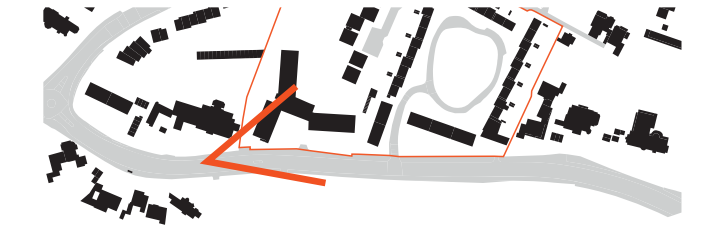
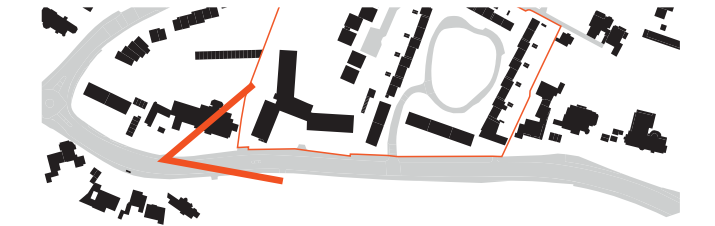
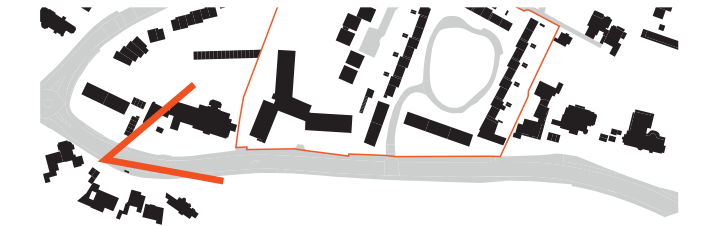
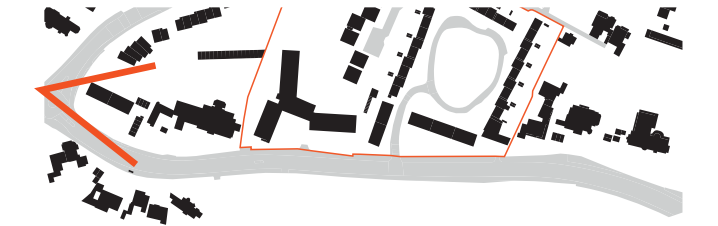
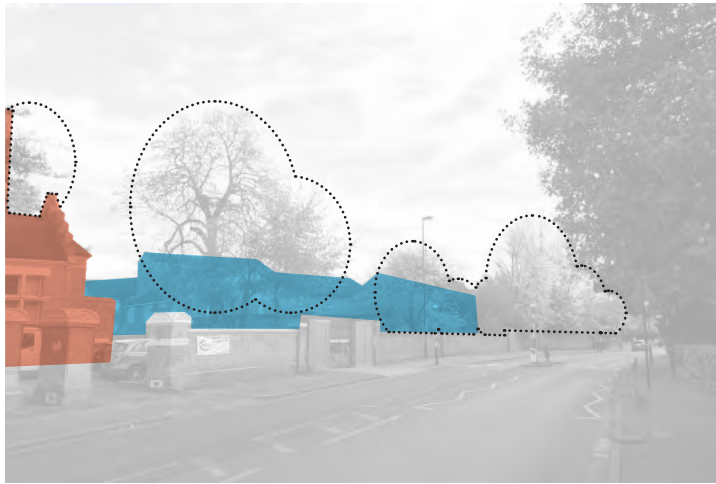
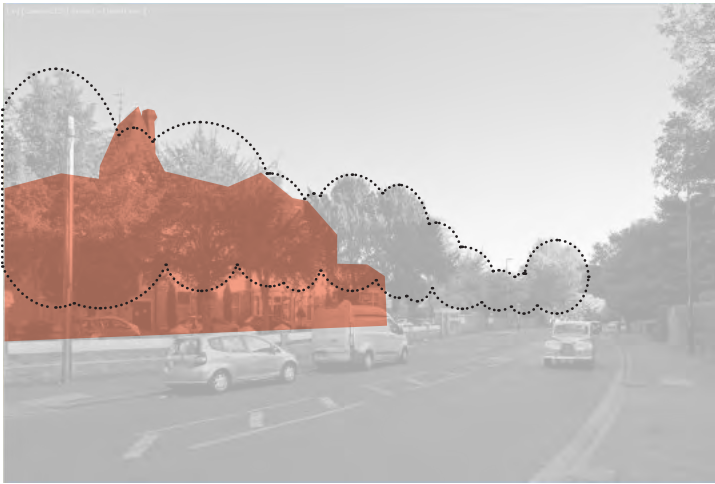
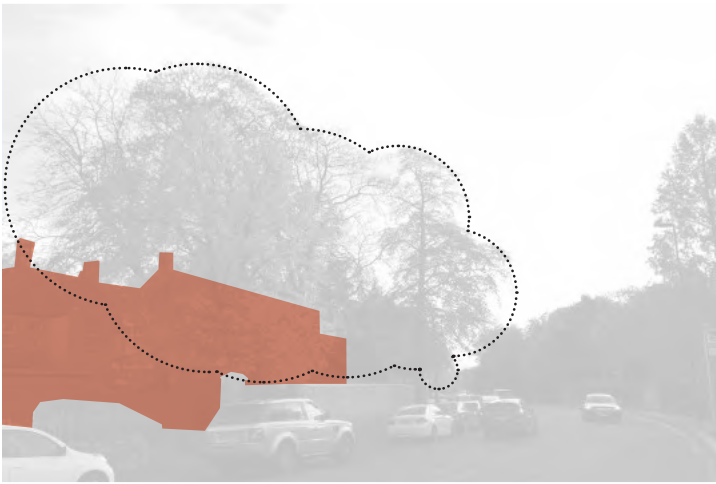
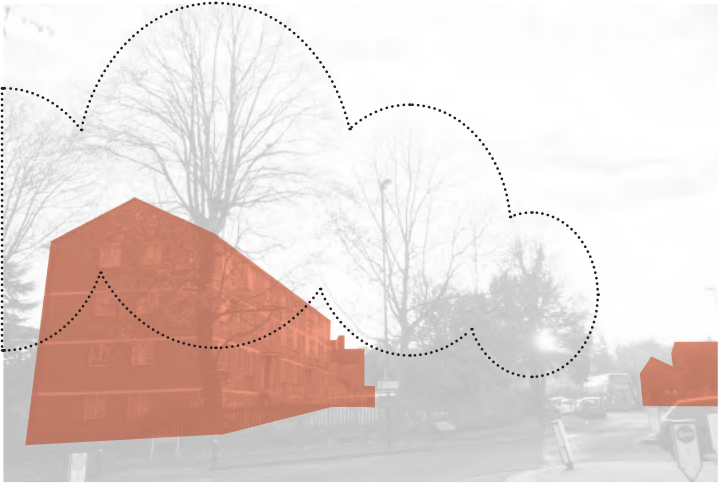
Site & Context

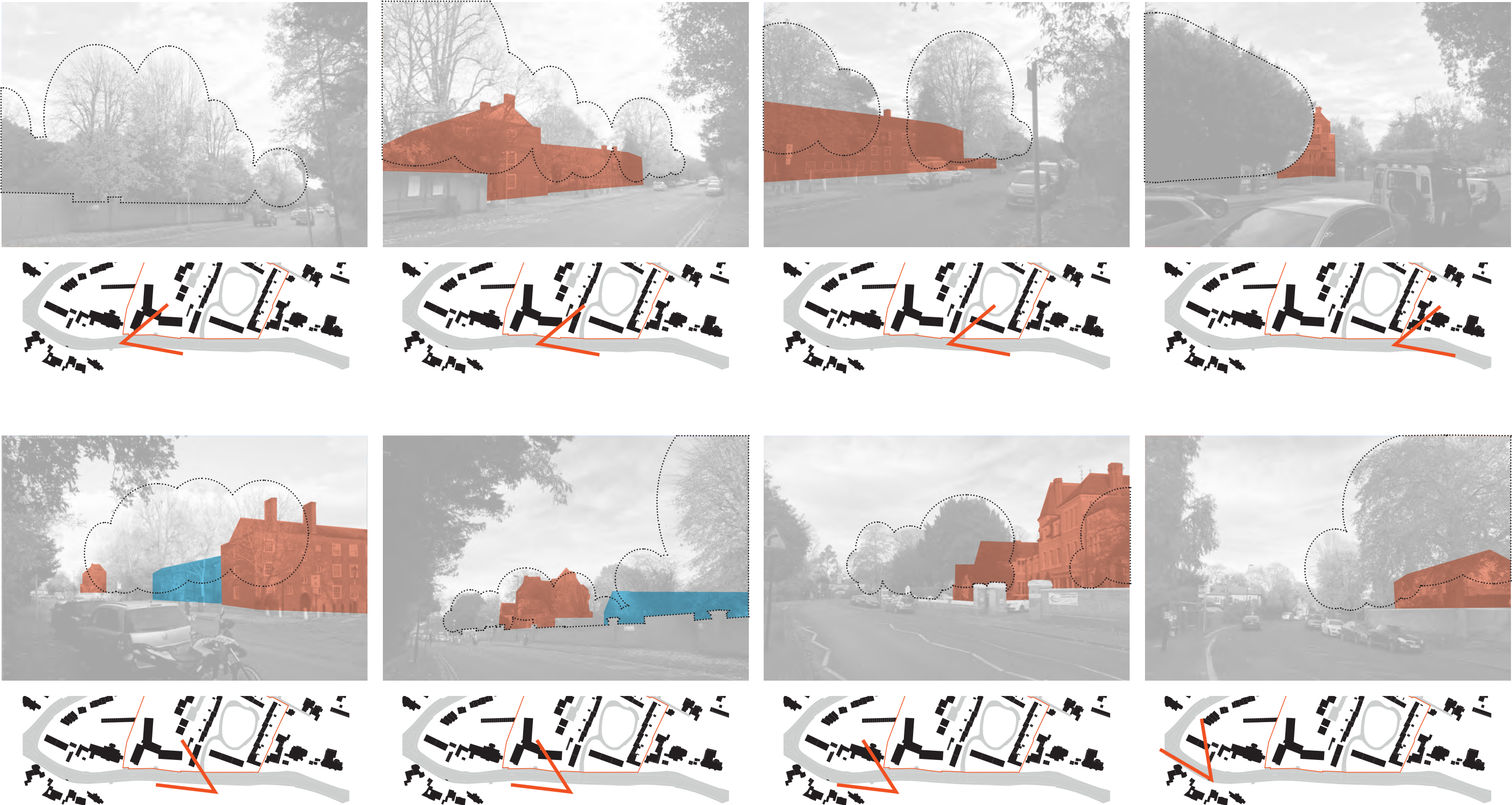
Landscaping & Townscape

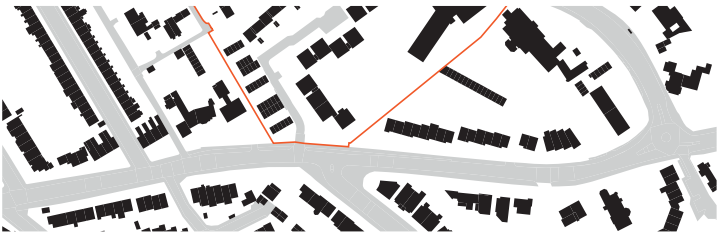
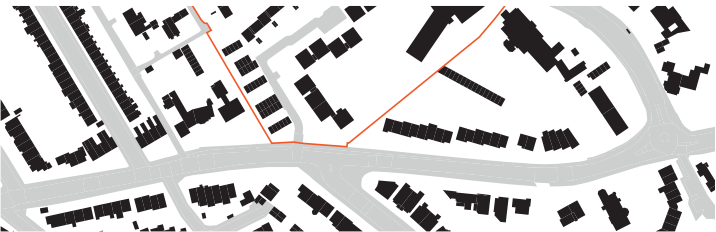
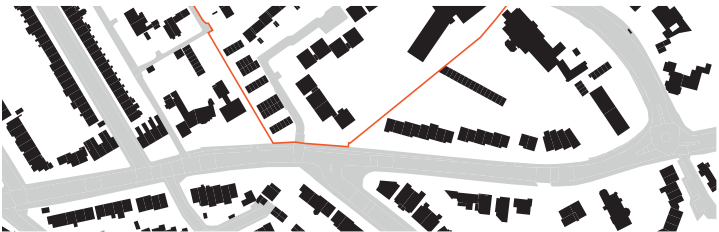
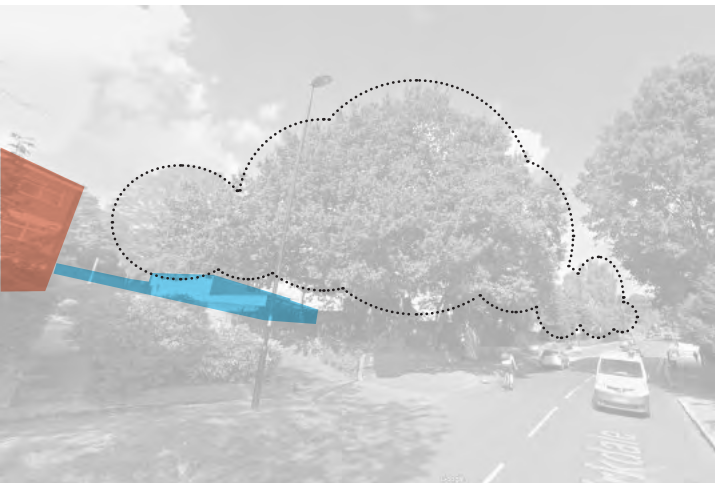
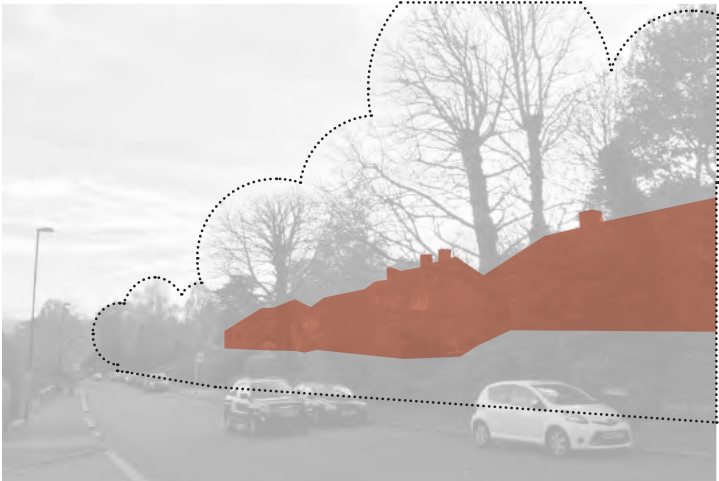
This drawing shows the buildings on Kirkdale and their relationship to each other and their heights. The areas obscured by the substantial trees on to the street are also shown.

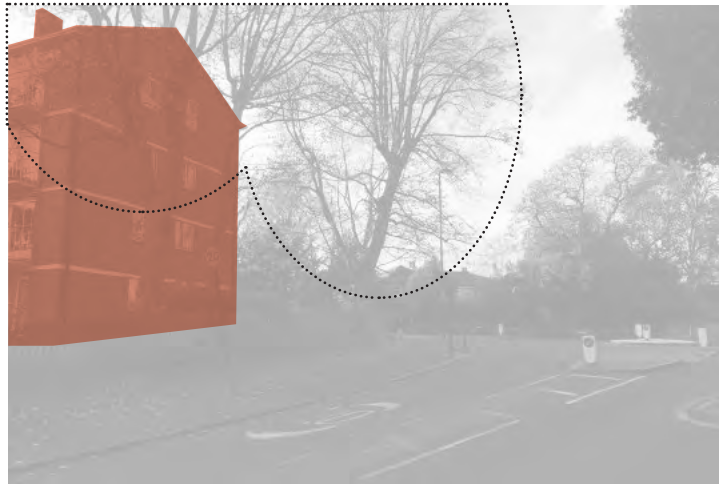
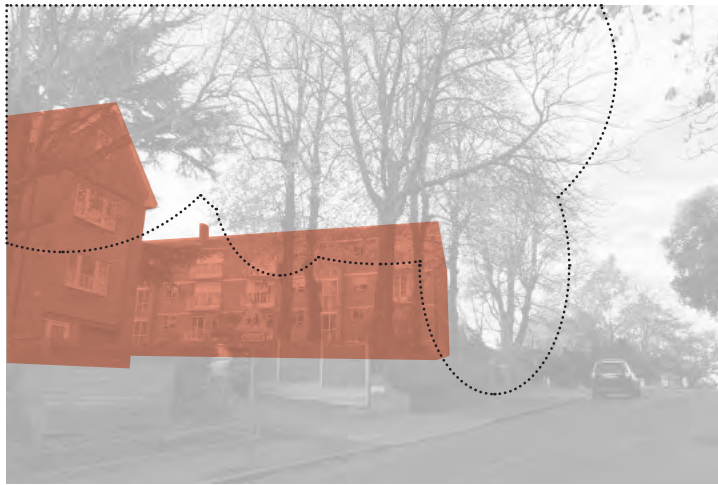
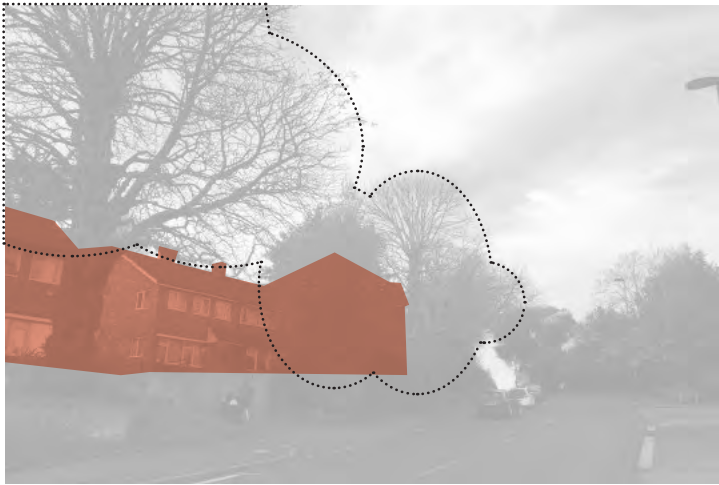
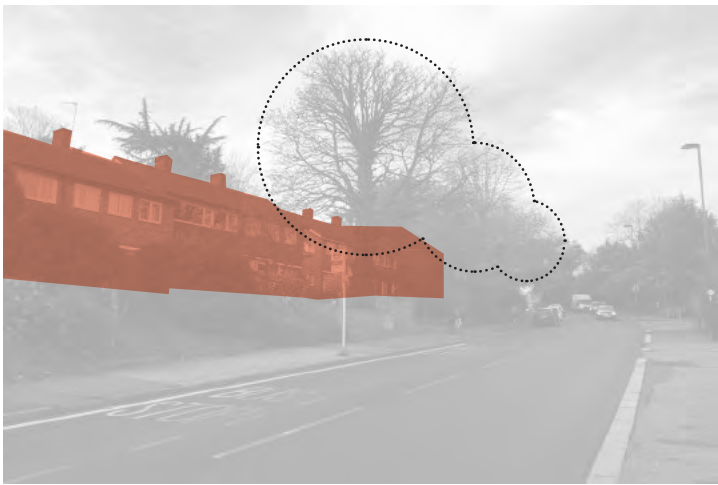
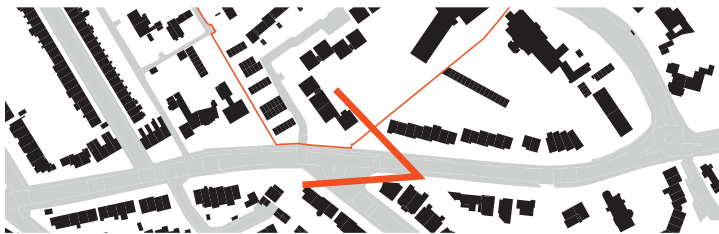
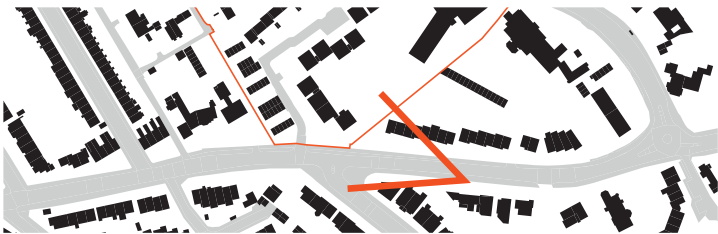
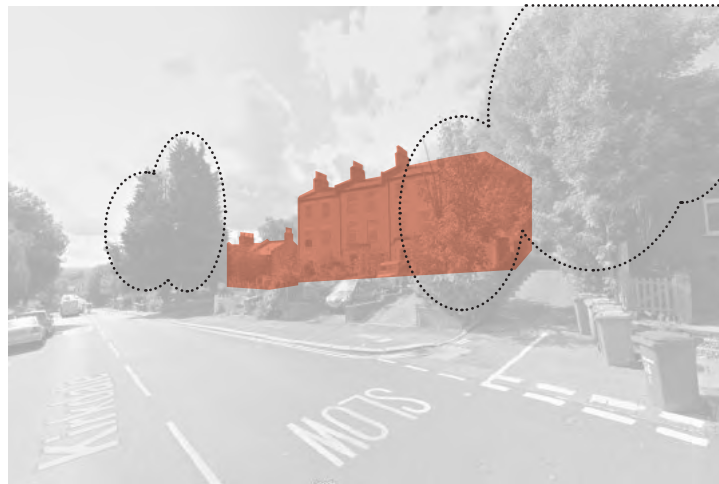
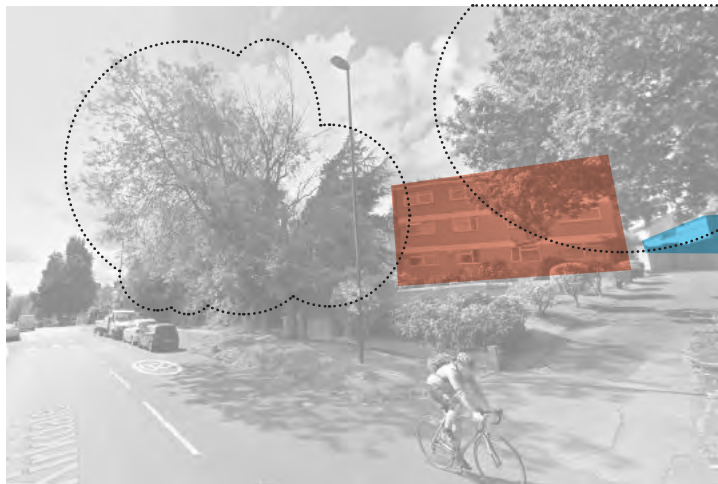
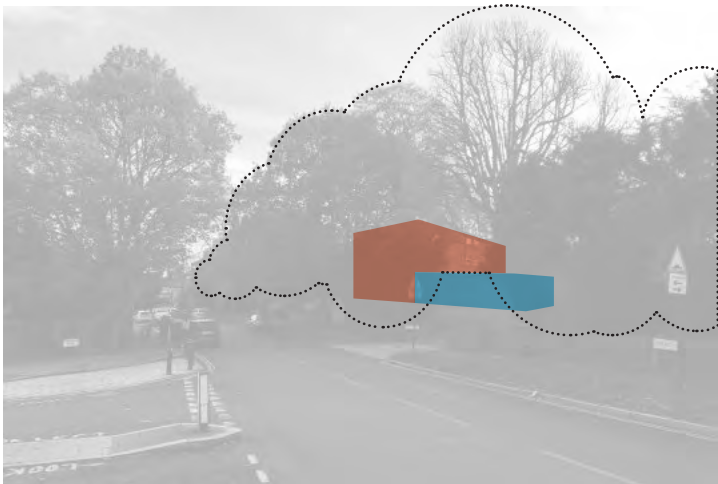












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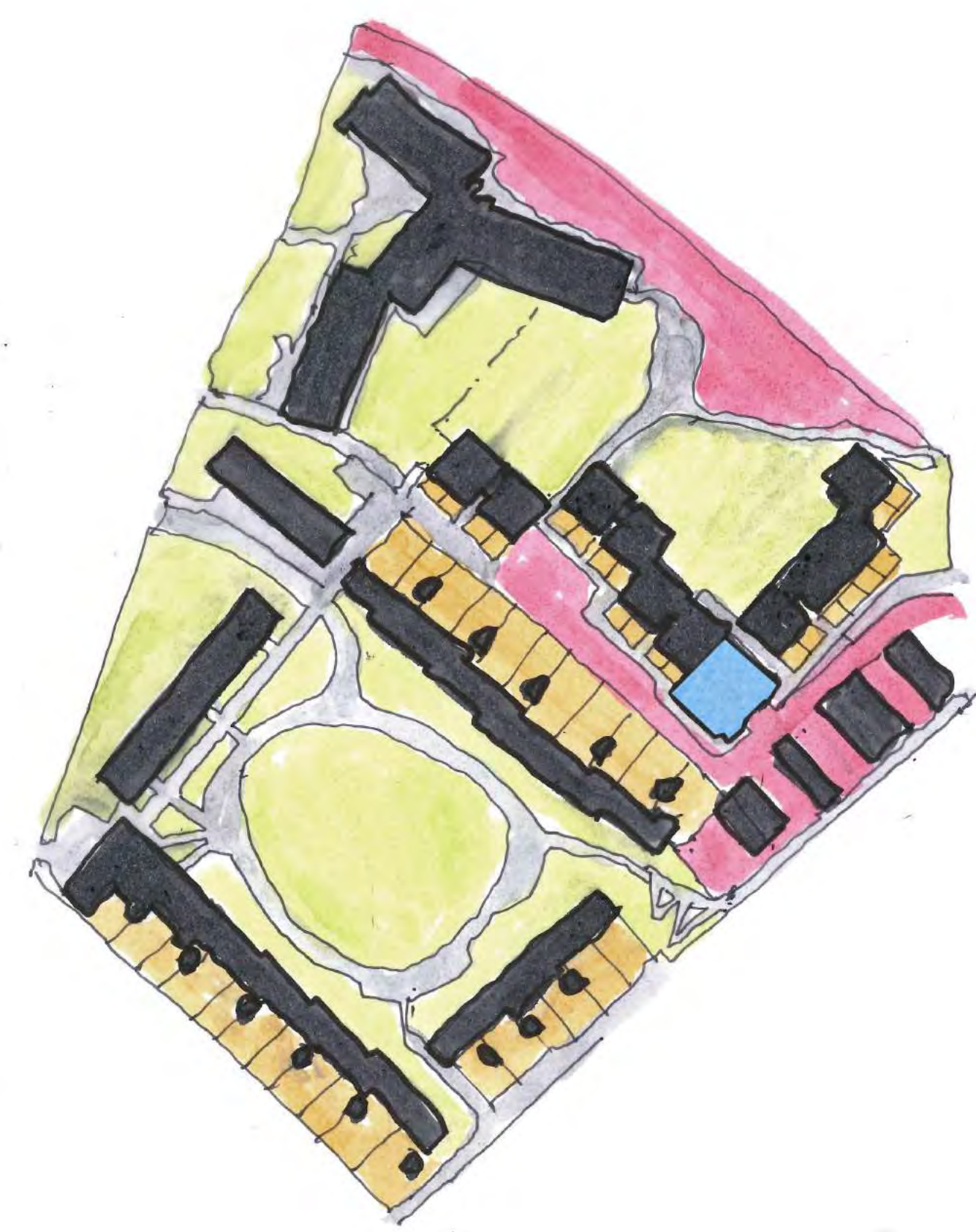
Site & Context

Amenity & Green Space

Across the Sydenham Hill Estate (comprised of Mais House, Otto Close & Lammas Green), there is significant area of communal amenity space. This provides space for the community and amenity space for the apartments in the two three-storey blocks of Lammas Green, the existing Mais House and the apartments in Otto Close.

Private amenity space is provided to the rear of each terraced home around Lammas Green or to the ground floor maisonettes on Otto Close.

Access paths, roads and hard landscaping are provided where required for access & deliveries.



- Key**
- Hard landscaping / Access Roads
 - Communal Amenity Space
 - Private Gardens
 - Access paths / roads
 - Existing asphalt ballcourt

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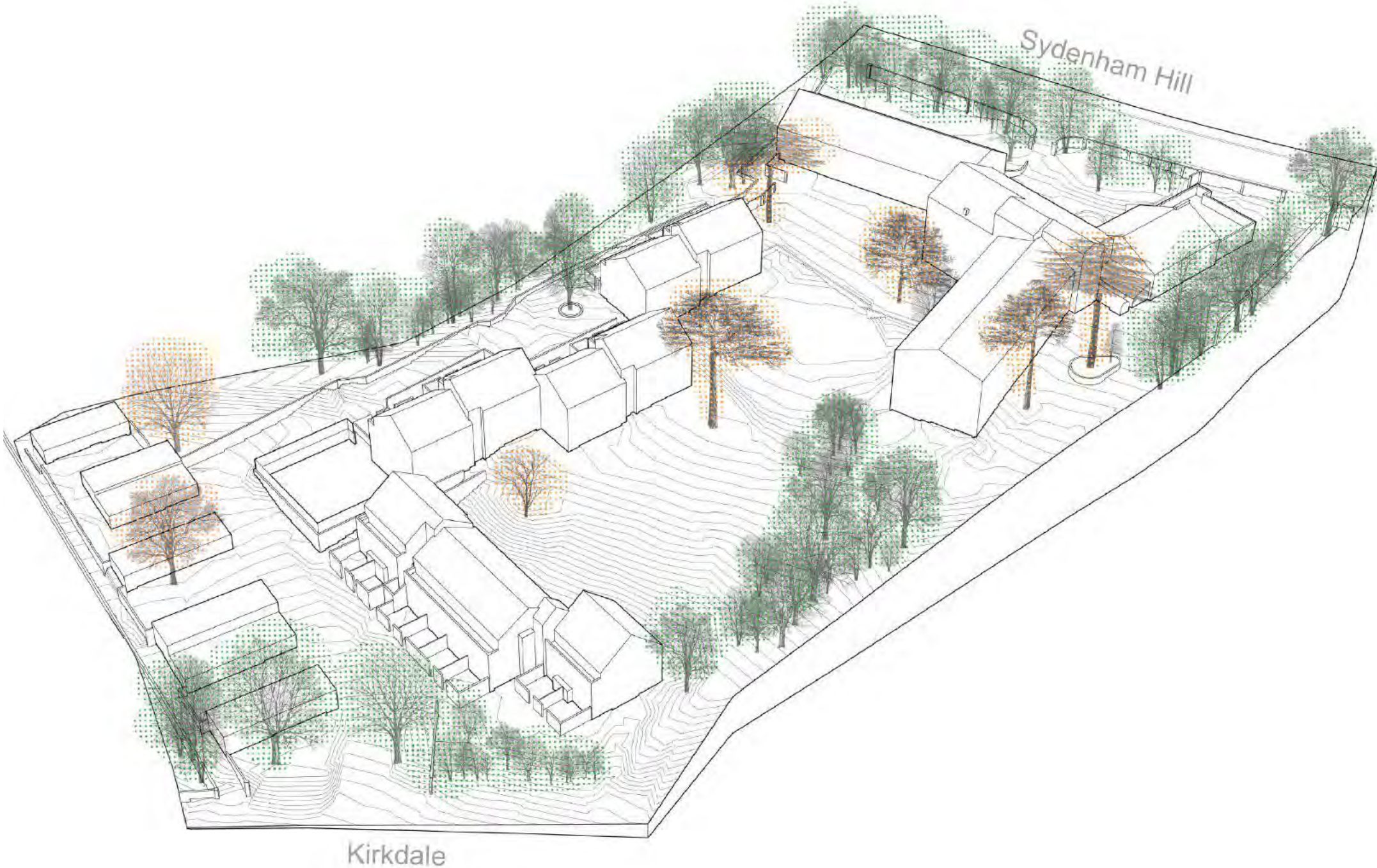
Site & Context

Existing Tree Analysis

Prior to it's development in the late 18th & 19th century the area around Sydenham Hill was part of the Great North Wood.


The existing trees do not appear to date from this period, although it is recognised that an important part of the character of the area is defined by the relationship to existing mature trees.

Across the site there are a number of significant, mature trees that have high visual impact and help to define the Townscape. It is worth noting that currently none of these trees have Tree Protection Orders.



Key

- 

Individual specimen trees with high visual impact
- 

Tree groups which define site boundary and have high impact on townscape character

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2.12

Site & Context

Existing Landscape Analysis

There are a number of amenity and green spaces across the Sydenham Hill Estate. These are all connected but have slightly different characters.

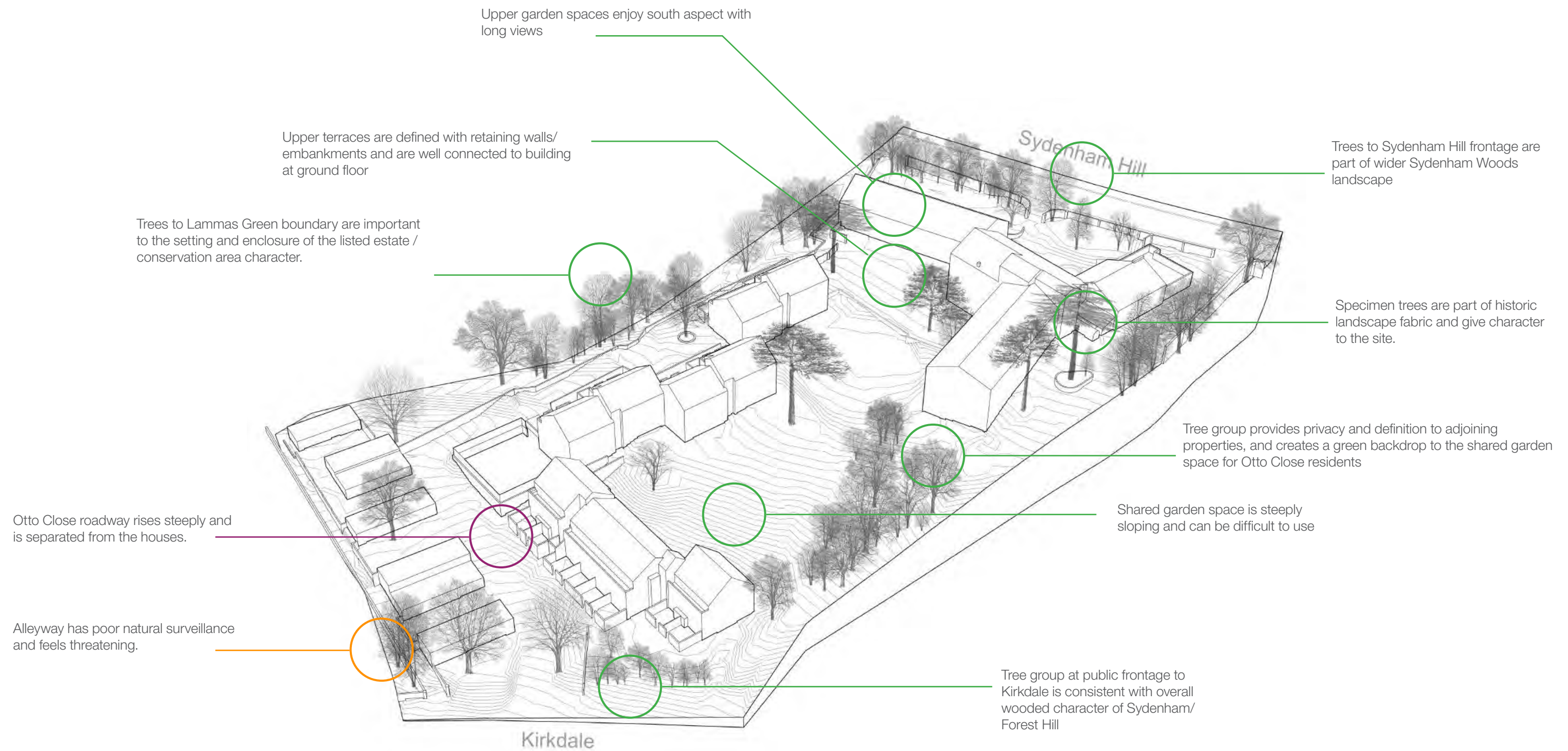
There are three key areas to the existing landscape within the 'courtyard' formed by the rears of Otto Close and Mais House.

These relate to the historic landscaping that dated from the time of St Sidwells / Otto House; the most formal gardens adjacent to Mais House decreasing in formality as the landscape falls towards Kirkdale.



Key

- Frontage to Sydenham Hill. Tree group, defined by historic wall. Conservation area.
- East entrance and access zone
- Upper terrace. Sheltered, south aspect, views, level, specimen trees
- Mid terrace. Level, connects Mais house to Otto Close.
- Lower lawns. Informal, free flowing space with wooded edge. Steep slope.



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3.0 Heritage Appraisal

- 3.1 Kirkdale Conservation Area & Listed Buildings
- 3.2 Historic Maps
- 3.3 Compositional Development
- 3.4 Lammas Green
- 3.5 The Mansions

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3.0

Heritage Appraisal

3.1

Kirkdale Conservation Area & Listed Buildings

Mais House and Lammas Green are located within the Sydenham Hill Conservation Area (shown as a redline on the Policies Map) while all but one dwelling within Otto Close sits outside it.

Lammas Green to the south of the site also lies within the Sydenham Hill Kirkdale Conservation Area and is Grade II listed and located within an Area of Special Character. The Sydenham Hill Community Hall and Retaining Walls are also listed Grade II listed.

To the north is a four storey nursing home – Castlebar which was converted from an Edwardian detached house which is locally listed. To west is Dulwich Wood (within the London Borough of Southwark) which is designated as Metropolitan Open Land, a Local Nature Reserve of Metropolitan Importance and Conservation Area.

No Conservation Area Appraisal has been produced or adopted by the London Borough of Lewisham. The conservation area was designated in 1976 and forms three different character areas: Mount Gardens, Mount Ash Road and Lammas Green.

Mount Gardens comprises a small number of large dwellings from 1833 onwards after the enclosure of the original Sydenham Common.

Mount Ash Road is an example of Victorian ‘byelaw’ housing designed as a set piece of uniform 2-3 storey terraces enclosing the road to both sides.

Lammas Green. This scheme was designed by McMorran between 1955-57, a housing scheme of the City of London Corporation comprising three terraces set round a village green and two blocks of flats behind, which serve as a buffer to the road.

Lammas Green six Grade II listed buildings. Whilst the list descriptions from 1998 are not very detailed, they imply that the buildings of Lammas Green were listed for the following

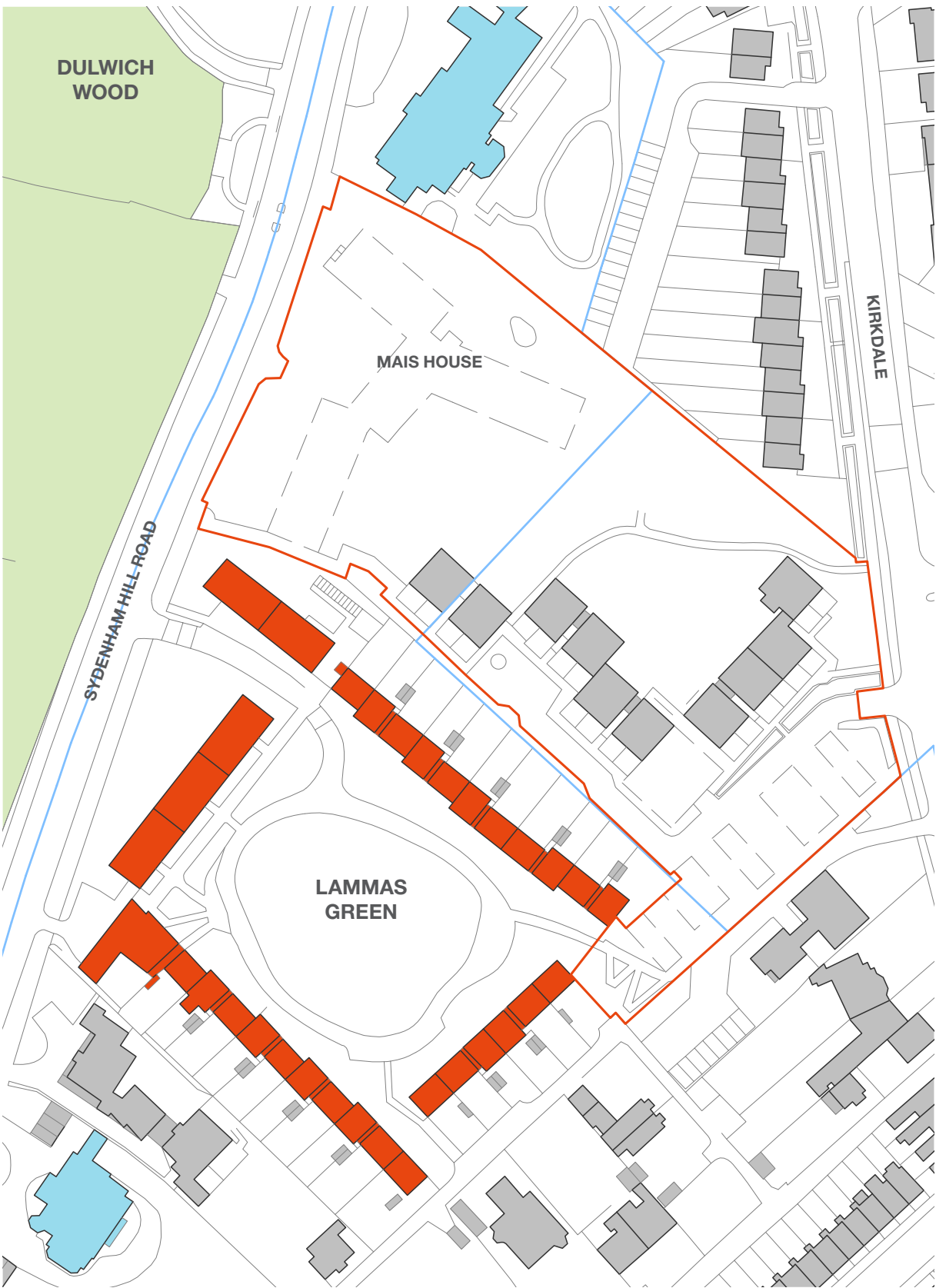
Key

- Locally Listed Building
- Nationally Listed Building
- Site boundary
- Conservation Area

reasons:

- The authorship of Donald McMorran (assisted by Peter Nuttall), who is now recognised as one of the most significant and innovative architects working in a traditional style in the postwar period. He was notable for an unusual willingness to tackle the most progressive building types like public housing and schools, while sticking to the old values of composition, proportion and texture.
- The unusual combination of traditionalist architecture with modernist planning, placing the taller blocks along the main road to shield the smaller houses and open space. This may have been influenced by a wish to maintain the pre-existing local characteristic of placing taller buildings along the ridge-top road, which also allowed views of the North Downs from the open space.
- The quality of Lammas Green’s planning and composition, as the smallest but finest of four housing schemes by McMorran (two being for the City Corporation). The contrast of the flats, notable for their fine brickwork and traditional proportions, with the colourwashed cottages is particularly distinguished. The cottages are thought to show the influence of Tayler and Green who were noted for similar buildings on rural sites in East Anglia

The conservation area also includes Mais House, built in approximately 1973, before the conservation area was designated. The building itself is unlikely to be considered of special interest but it is likely the land on which the building sits, was included to protect the character of the large Victorian villas running along the ridge. Some of these have been lost, including through the development of Mais House and also Lammas Green development, but the rhythm of the Victorian villas does contribute strongly to the character and appearance of the conservation area. In this way also Mais House was included to connect the Victorian house, Castlebar to the north with the remainder of the conservation area to the south and east.



3.0

3.2

Heritage Appraisal

Historic Maps, Pattern of Development

The following pages show the historic maps of the site and it's surrounding area. These illustrate the overall pattern of development starting from the last quarter of the 19th century until the modern day.

The oldest buildings from the site date from the mid to late 19th century. At this time the buildings in the area were predominantly detached, large, individual homes facing the street with grand gardens to the rear. With the exception of the Victorian terraced housing to the south of the site, this pattern remained largely unchanged until after the second World War.

Post-war, the City of London began developing social housing in the area starting with Lammas Green. Subsequent developments created the buildings that are on the site today; Mais House and Otto Close.



1872



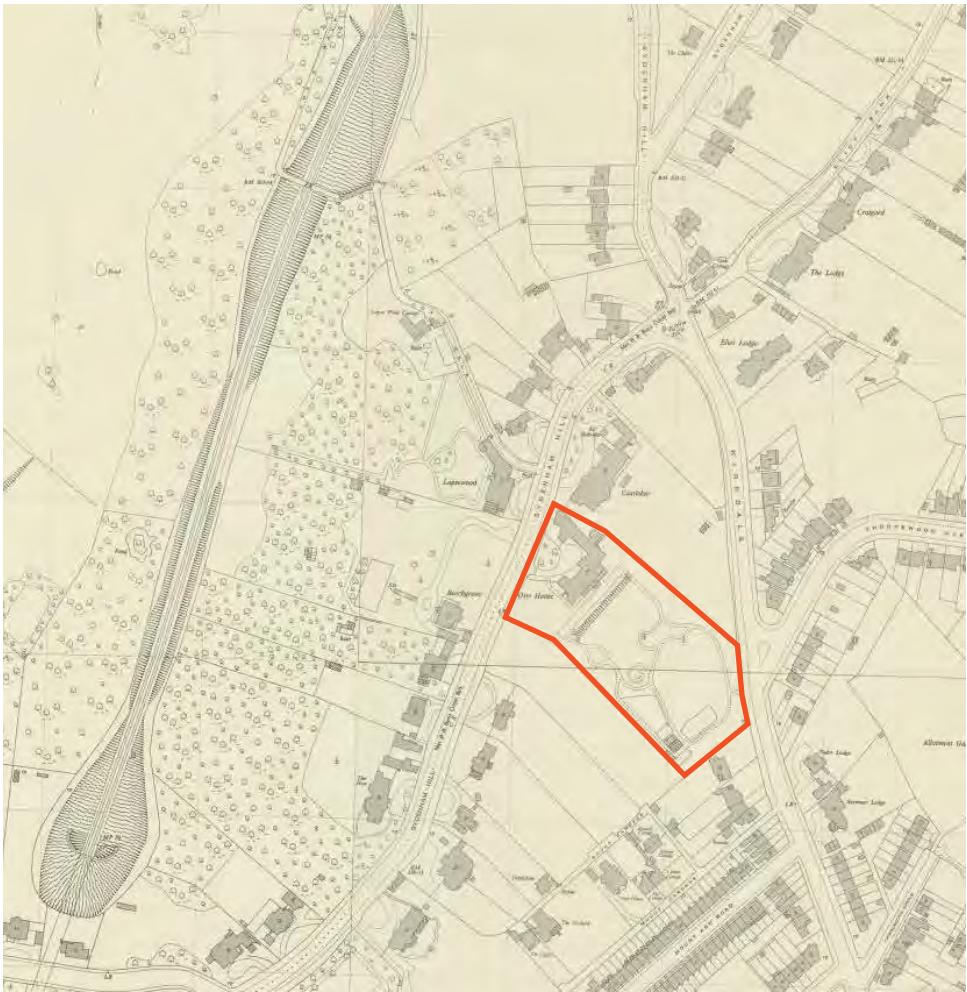
1895

3.0

3.2

Heritage Appraisal

Historic Maps, Pattern of Development



1950s



1960s

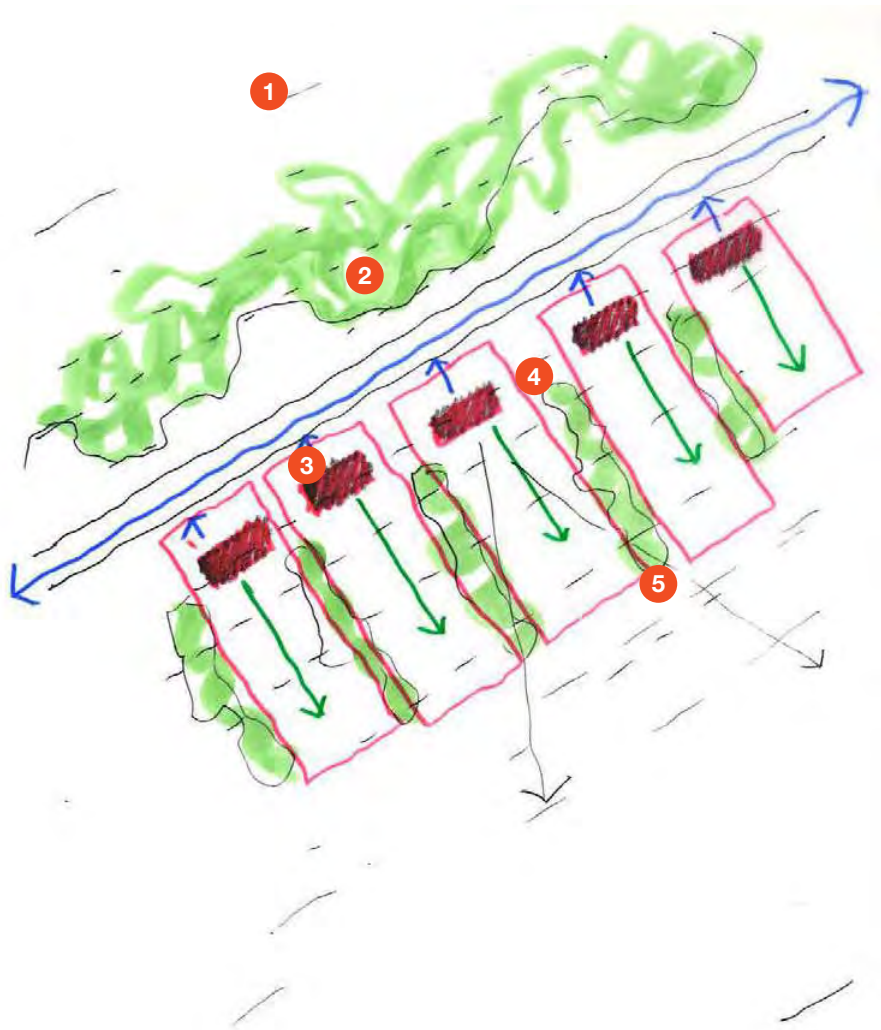


2018

The diagrams on the following pages illustrate how the predominant building typologies, their relationship to the site topography and their impact on the streetscape have changed over time.

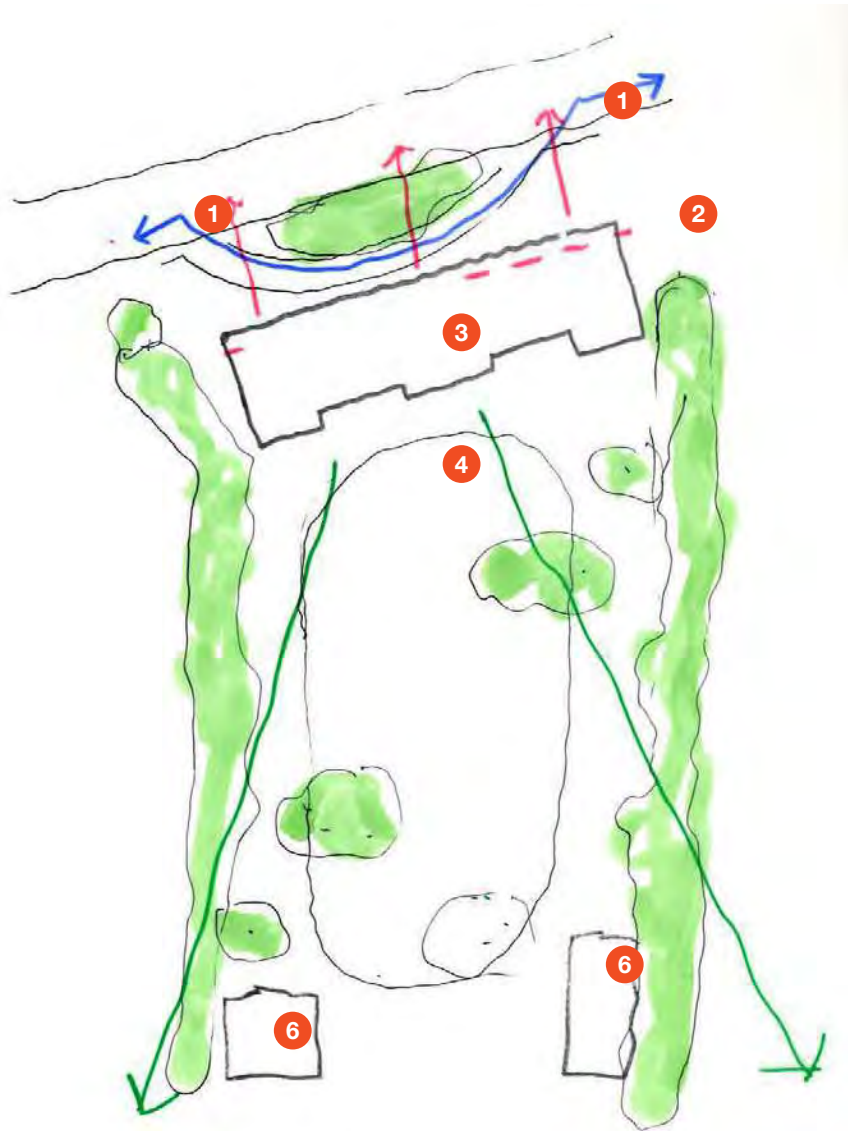
This page shows the typical relationship of the large scale Mansions to the landscape. Formal frontages and grand entrances defined the edge of the street. The main building mass was positioned on the highest point of the site with the less formal gardens positioned at the back.

The diagrams on the following page illustrate the other forms of development around the site; from the community green of Lammas Green to the less successful Mais House and Otto Close.



**Grand Private Residences Typology 1840 - 1950s
Townscape Grain**

- 1. Woodland to north, across to Dulwich
- 2. Flat plateau on elevated ridge that runs toward Crystal Place and the SW
- 3. Sydenham Hill [the street] runs along ridge-line. Separates woodland to the north and suburban settlement to the south
- 4. Substantial architectural blocks occupy the edge of the ridge-line and have formal grand frontage onto public street.
- 5. Buildings open out onto private rear gardens enclosed with trees and heavily planted.



**Grand Private Residences Typology 1840 - 1950s
Individual Buildings**

- 1. Formal grand arrival sequence from street
- 2. Formal principal elevation, with public face. Building has grandeur and substantial massing
- 3. Building occupies level plateau on the ridge line with views over falling slopes to north and south.
- 4. Rear elevation opens onto private landscape gardens with southern aspect and open views to the south. Gardens are enclosed with screen planting and specimen trees as an evocation of rural landscape
- 5. Gardens on steeper sloping ground
- 6. Small scale buildings [services] to garden boundary at south



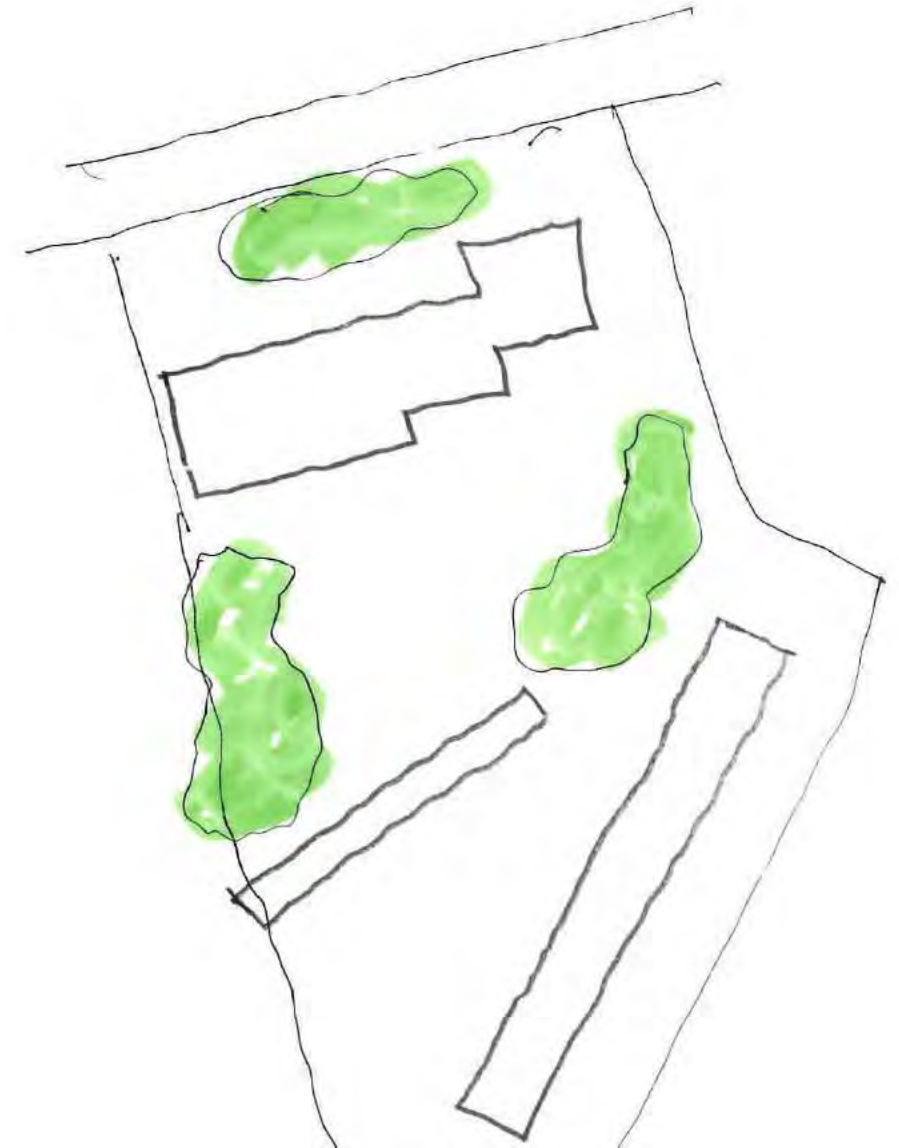
Lammas Green

1. Larger building fronts onto Sydenham Hill and creates a semi formal frontage. Open boundary [no wall] with mature tree planting.
2. Irregular geometry and open boundary reduce the formality of the frontage in contrast to its neighbours.
3. Enclosed courtyard green with private dwelling entrances onto the green creates a more formal space [cf previous semi natural garden landscape]



Mais House

1. Mais House retains a formal relationship with Sydenham Hill and has clear formal boundary condition [High wall + gates]. lacks grandeur.
2. Rear garden retains sense of semi natural landscape garden, and importantly retains fine specimens of Victorian planted trees.
3. Insertion of low rise residential units from 1960s retains identity of gardens.



Castlebar

1. Intact Victorian grand residence with retained elements of tree structure and boundary treatments.
2. Substantial rear garden has been partially in-filled with housing [inter-war suburban]. Still retains elements of landscape garden character and mature trees.

3.0 Heritage Appraisal

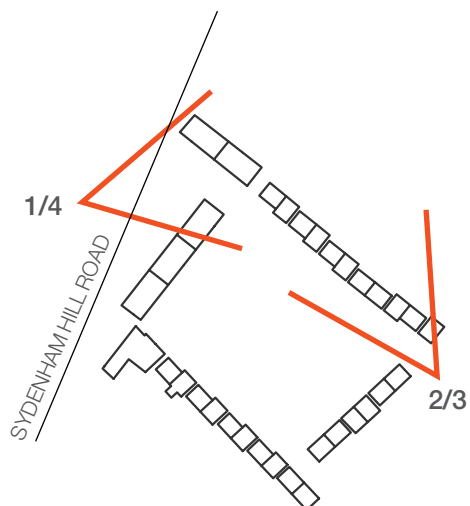
3.4 Lammas Green

Completed in 1957, the Lammas Green estate is a series of Grade II listed buildings by the well respected architect Donald McMorran of Farquharson & McMorran.

Built for the City of London (CoL) the brick buildings were made with hand-made Essex Bricks and pantiled roofs.

Two, three-storey apartment blocks face the street, helping to define the entrance to the internal courtyard to the separate the community from the noise of Sydenham Hill. These blocks and the entrance to the courtyard can be seen in images 1&4.

The other three sides of this community facing courtyard are two storey terraced homes. These respond to the site topography by stepping down the landscape ensuring level access for the residents.



Images 1 & 4, Copyright Will Greenwood

3.0

3.5

Heritage Appraisal

The Mansions

As can be seen in the previous pages, the architectural character of the area until the post-war period was defined by the large, detached Mansions that were built on the ridge of Sydenham Hill.

These majority of these mansions were built during the 19th century following the relocation of Crystal Palace to the south-western end of Sydenham Hill in 1854.

Castlebar is one of these homes (see images 1&2). Completed in 1879 Castlebar is representative of these homes; grand formal entrances, decorative masonry, mature trees & less formal gardens to the rear. Castlebar has since been converted and is now a nursing home adjacent to the Mais House site.

Mais House is a comparatively recent development. Prior to it's construction in the 1970's the site was home to St Sidwells (otherwise known as Otto House). Now demolished this building shared a design language with the other Mansions on the ridge that still exist today (see images 3&4).



Key
1/2. Castlebar
3/4 St Sidwells / Otto House

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4.0 Masterplanning Principles

- 4.1 Overlooking Distances
- 4.2 Existing Trees
- 4.3 Development Area
- 4.4 Masterplan Diagrams

4.0

4.1

Masterplanning Principles

Opportunities & Constraints, Overlooking

The adjacent diagram illustrates the areas of overlooking from the surrounding buildings. Three distances have been identified; 15, 18 & 21m.

Key

21m overlooking distance

18m overlooking distance

15m overlooking distance

Site boundary

Buildings to be demolished



4.0

4.2

Masterplanning Principles

Opportunities & Constraints, Existing Trees

Following the results of the Tree Survey, the surveyor has placed the existing trees into three categories based on BS5837:

- A. Tree of Hight Quality and Value
- B. Tree of Moderate Quality and Value
- C. Tree of Low Quality and Value

The diagram to the right illustrates where each of the three categories of tree exist on the site and shows the extent of the associated root protection zone.

Key

Tree Category A - Root Protection Zone

Tree Category B - Root Protection Zone

Tree Category C - Root Protection Zone

Site boundary

Buildings to be demolished



4.0

4.3

Masterplanning Principles

Opportunities & Constraints, Potential Development Area

Taking the overlooking & root protection zones away from the site boundary leaves the area highlighted in red on the attached.

This illustrates the area for development if the proposals do not impact on the existing trees or overlooking to/from the neighbouring properties.

The footprint of the existing Mais House has been included in the potential area for development.

Key

Potential Development Area*

Overlooking

Existing Root Protection Areas

Site boundary

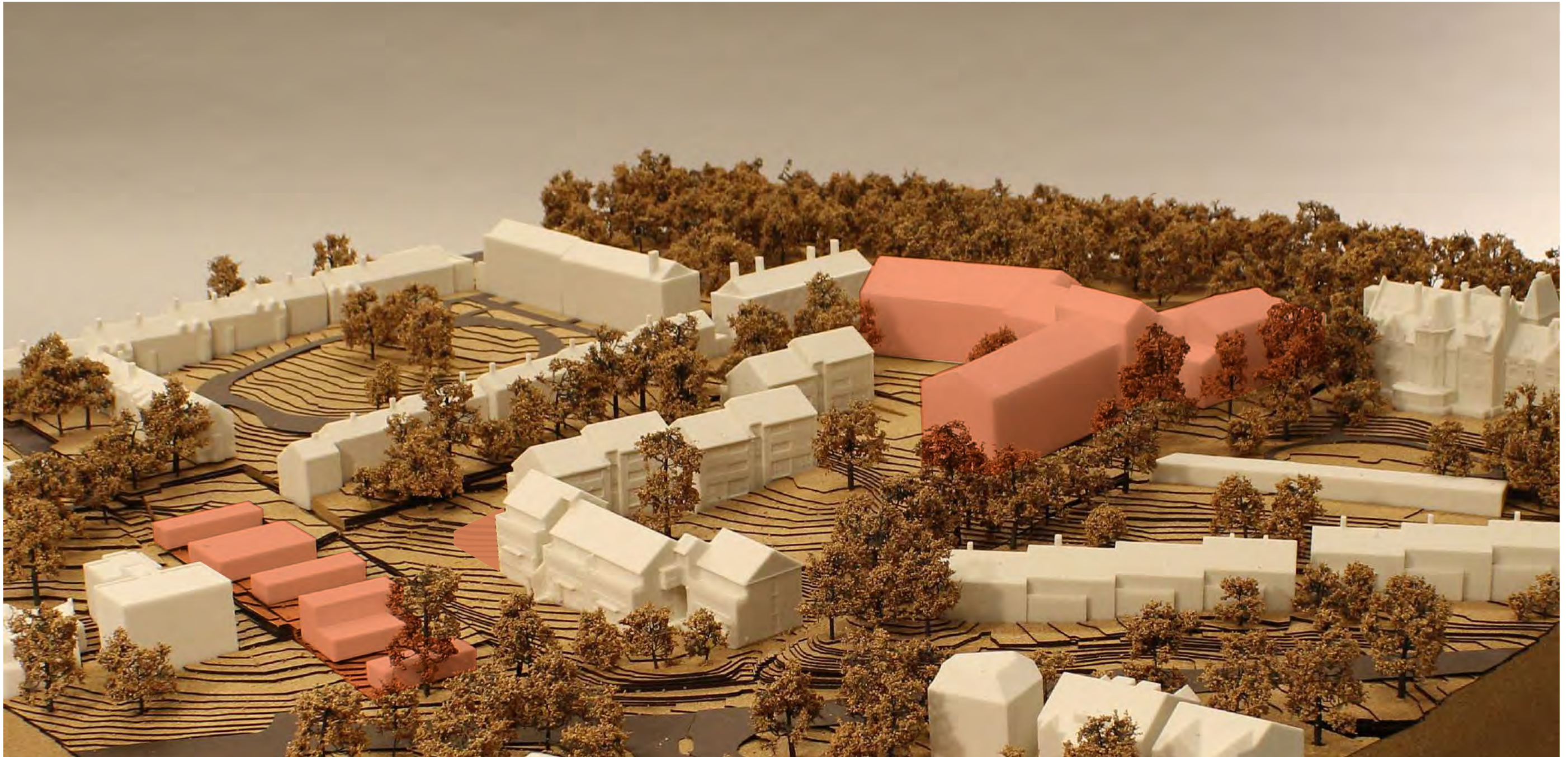
Buildings to be demolished

*without impact on existing trees or overlooking to/from existing buildings



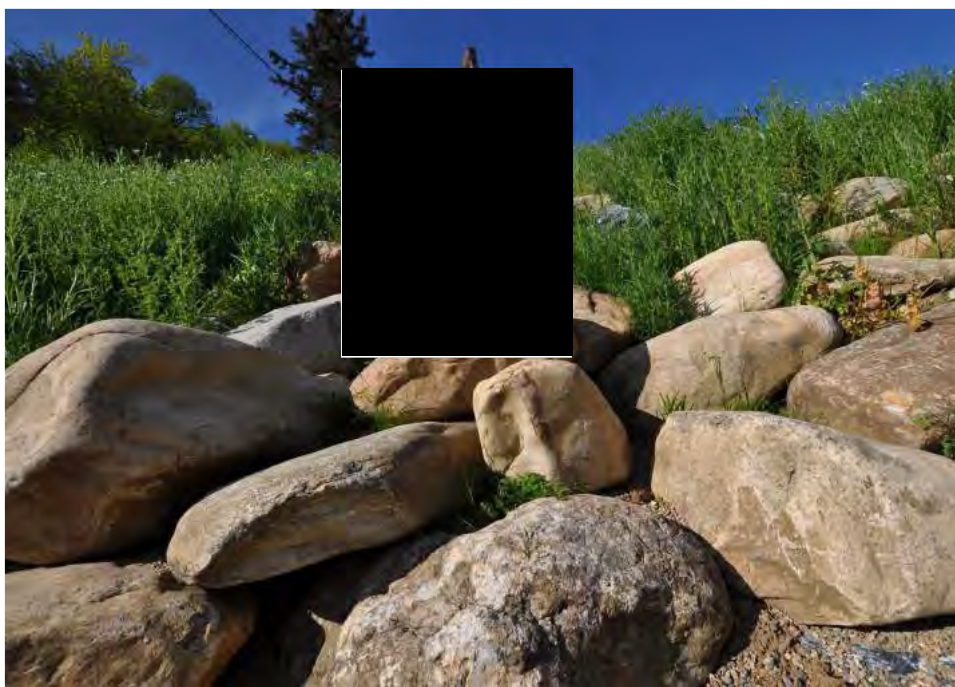
4.0 Masterplanning Principles

4.4 Development Areas

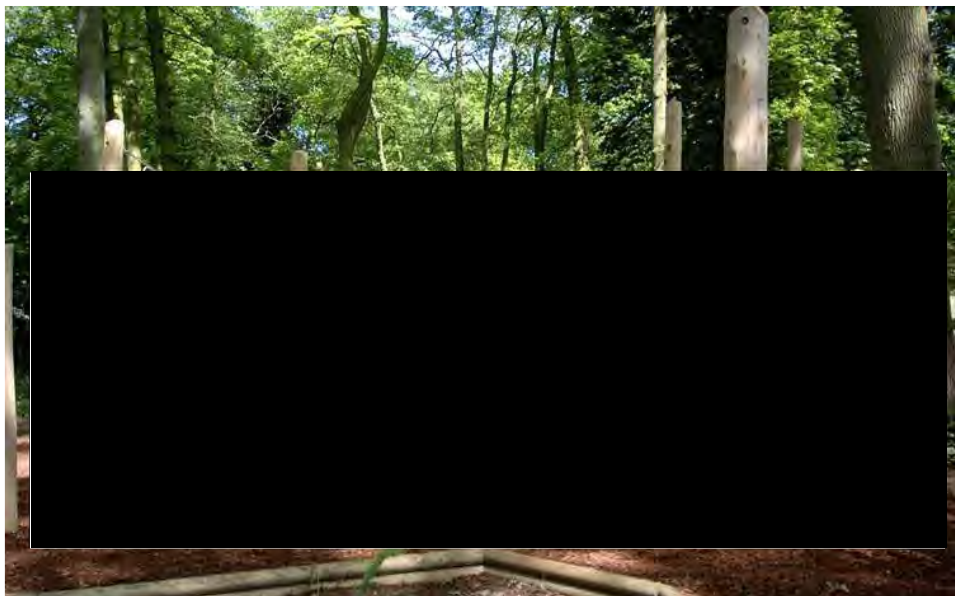
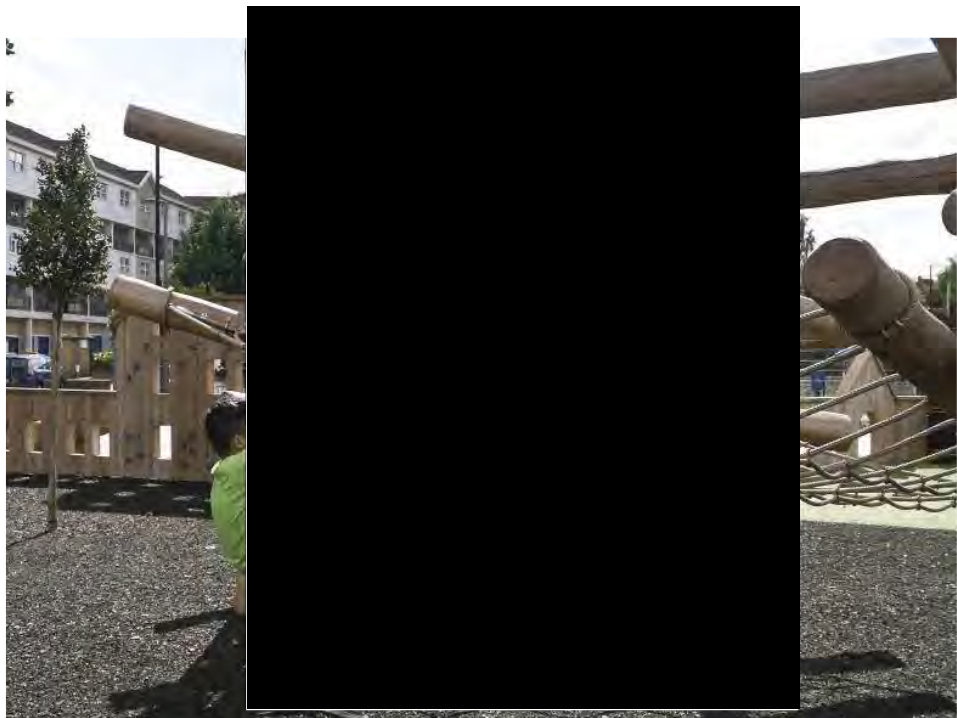
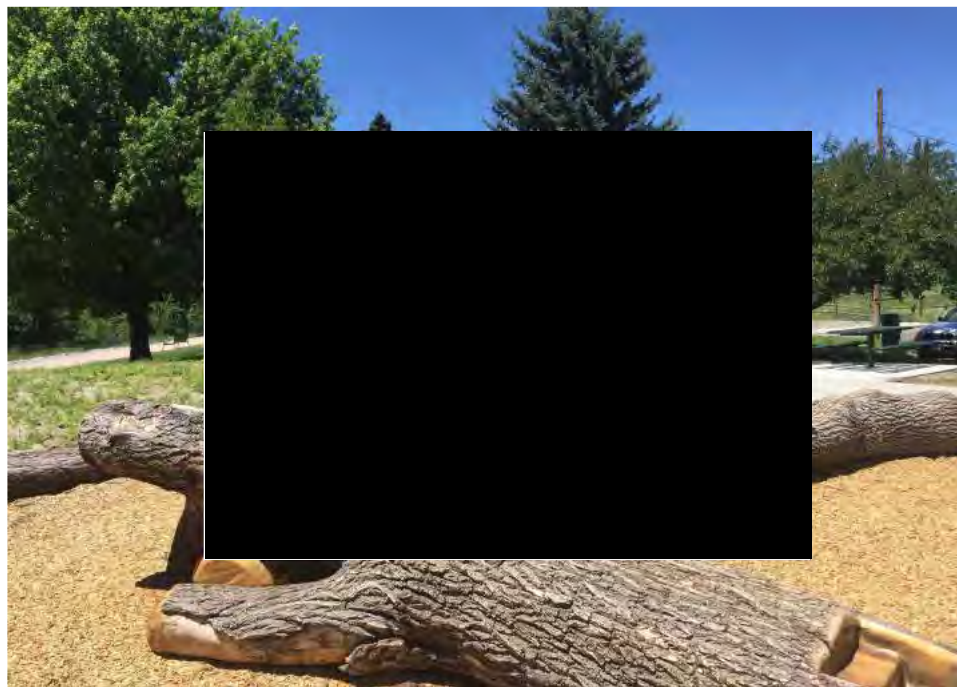


Areas for potential development. Mais House, Garages and The Pitch.

Landscape
Playspace : Rockery



Landscape
Playspace : Woodland



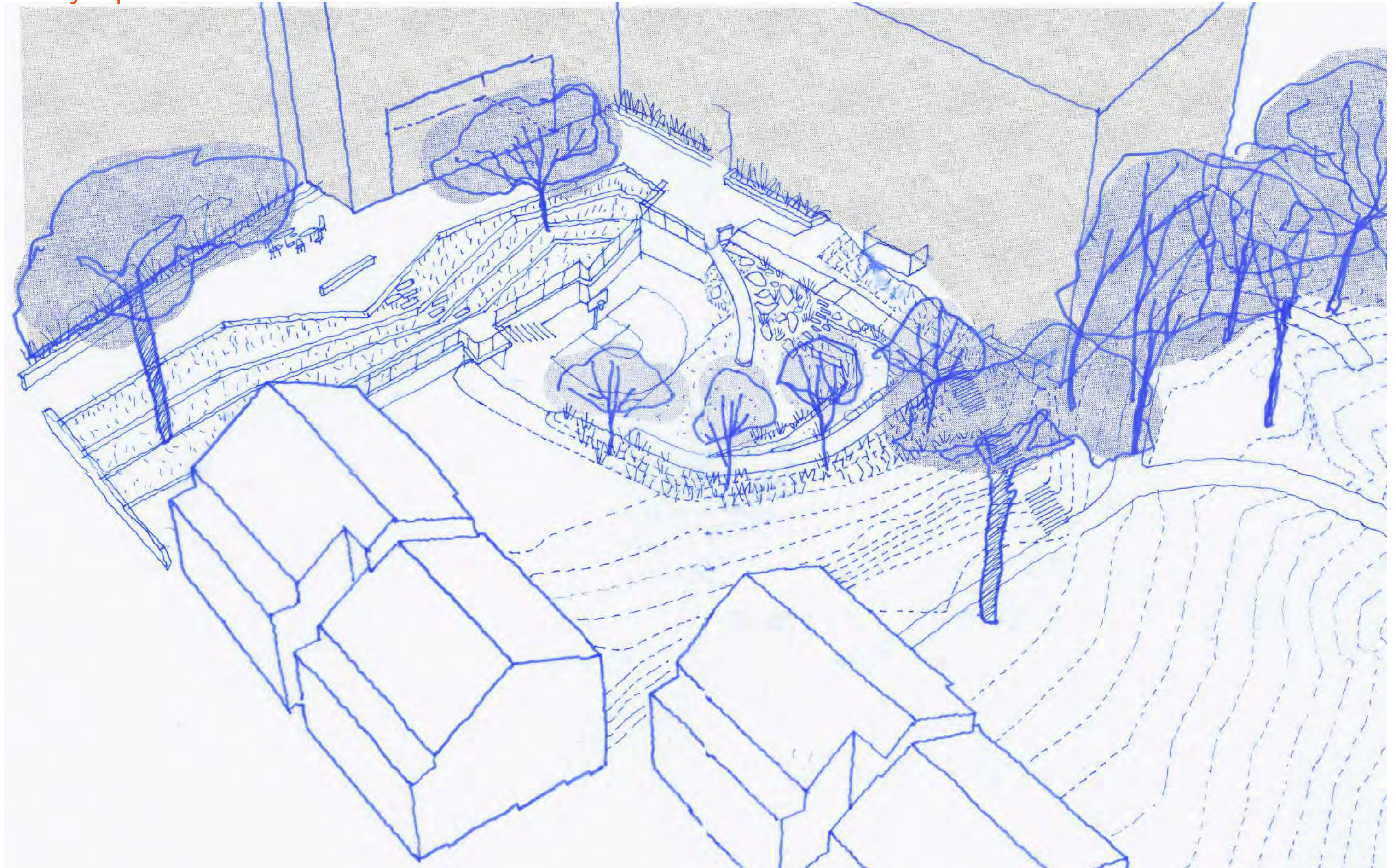
Landscape

Landscape Strategy : mid terrace playspace



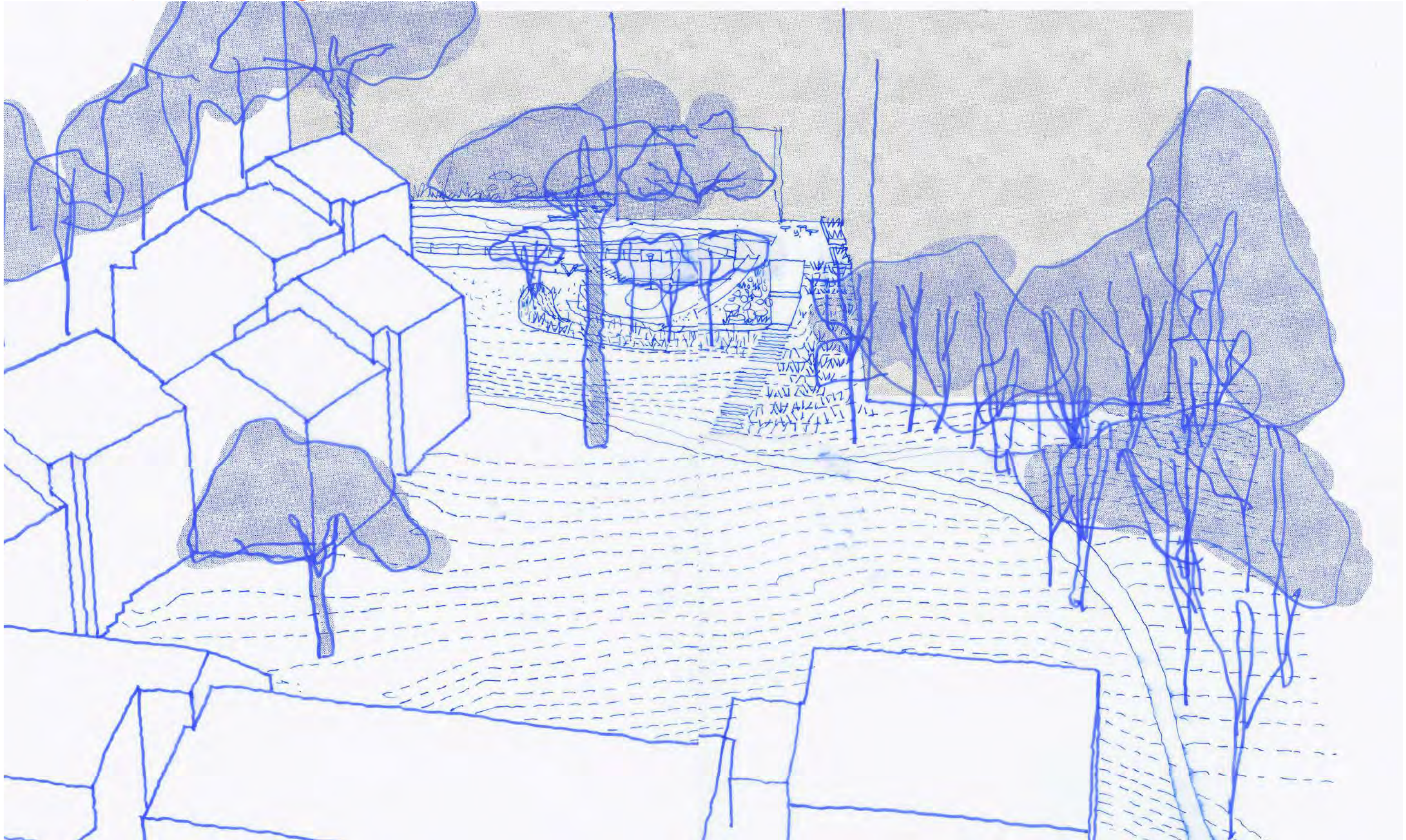
Landscape

Play space



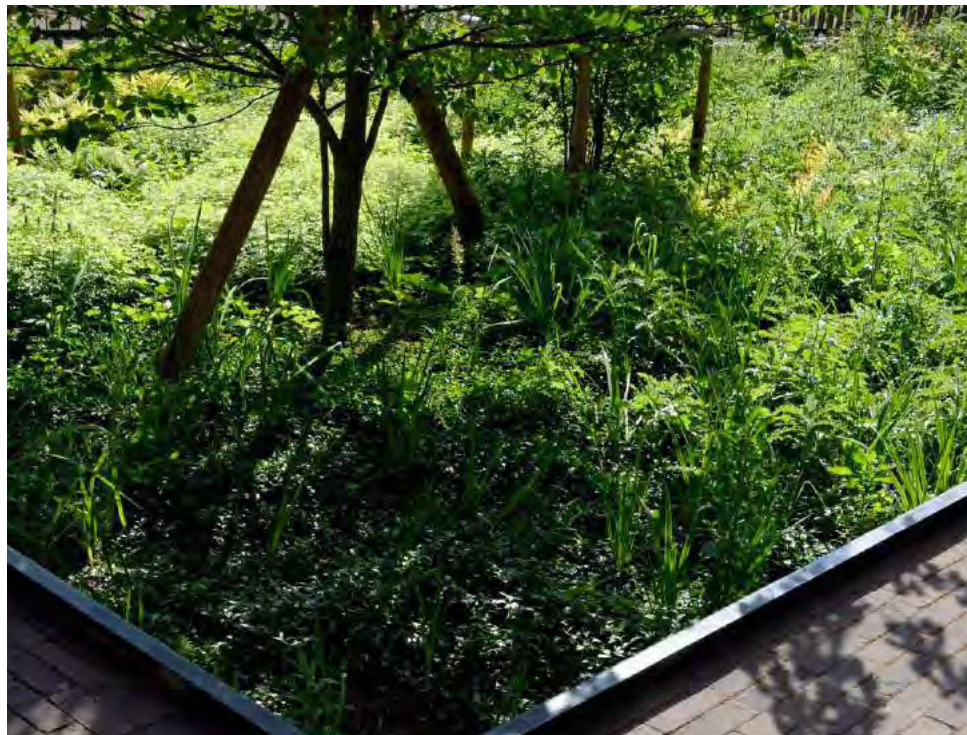
Landscape

Play space - long view



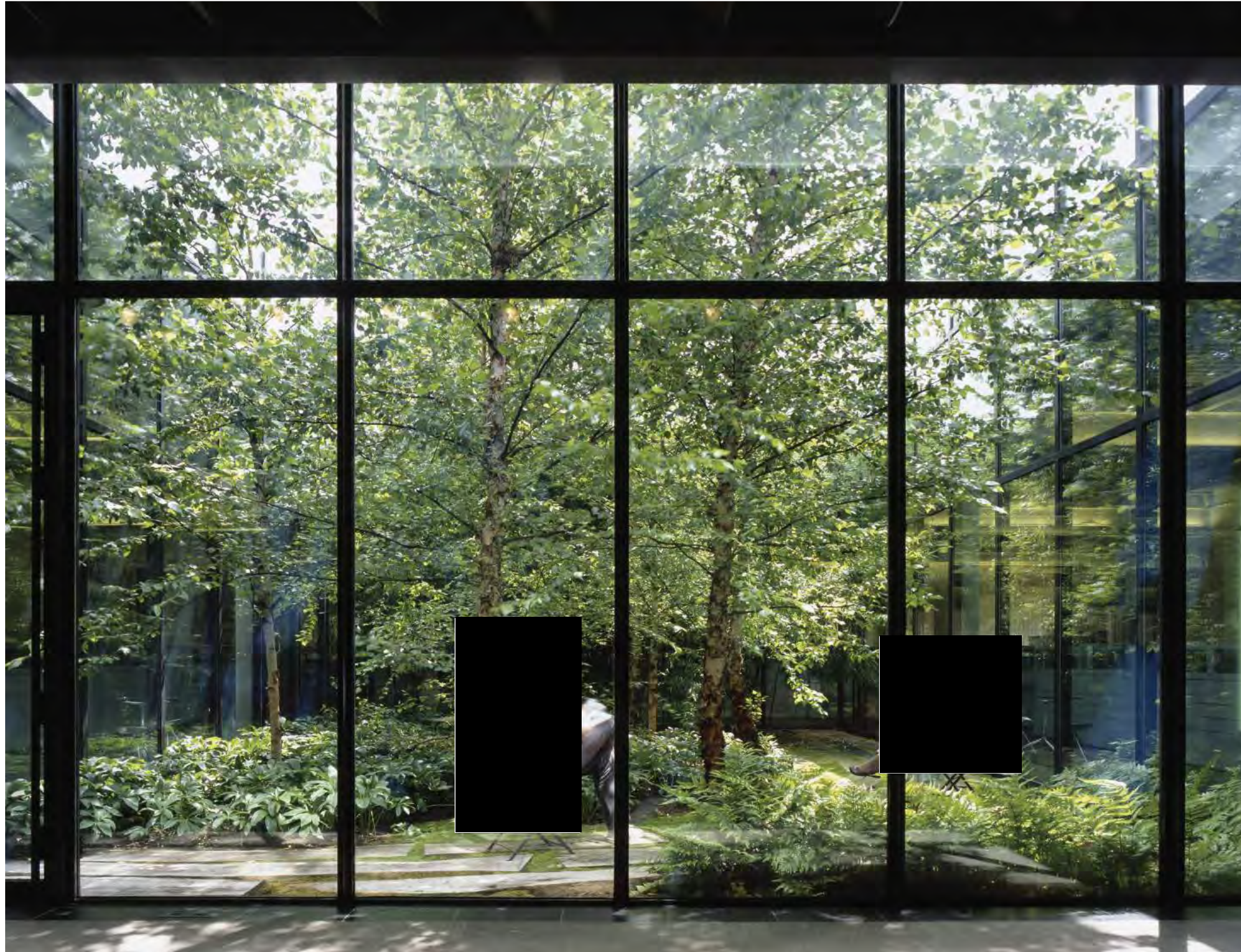
Landscape

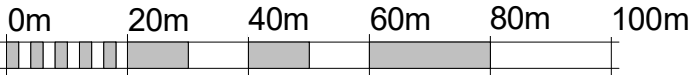
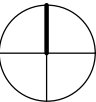
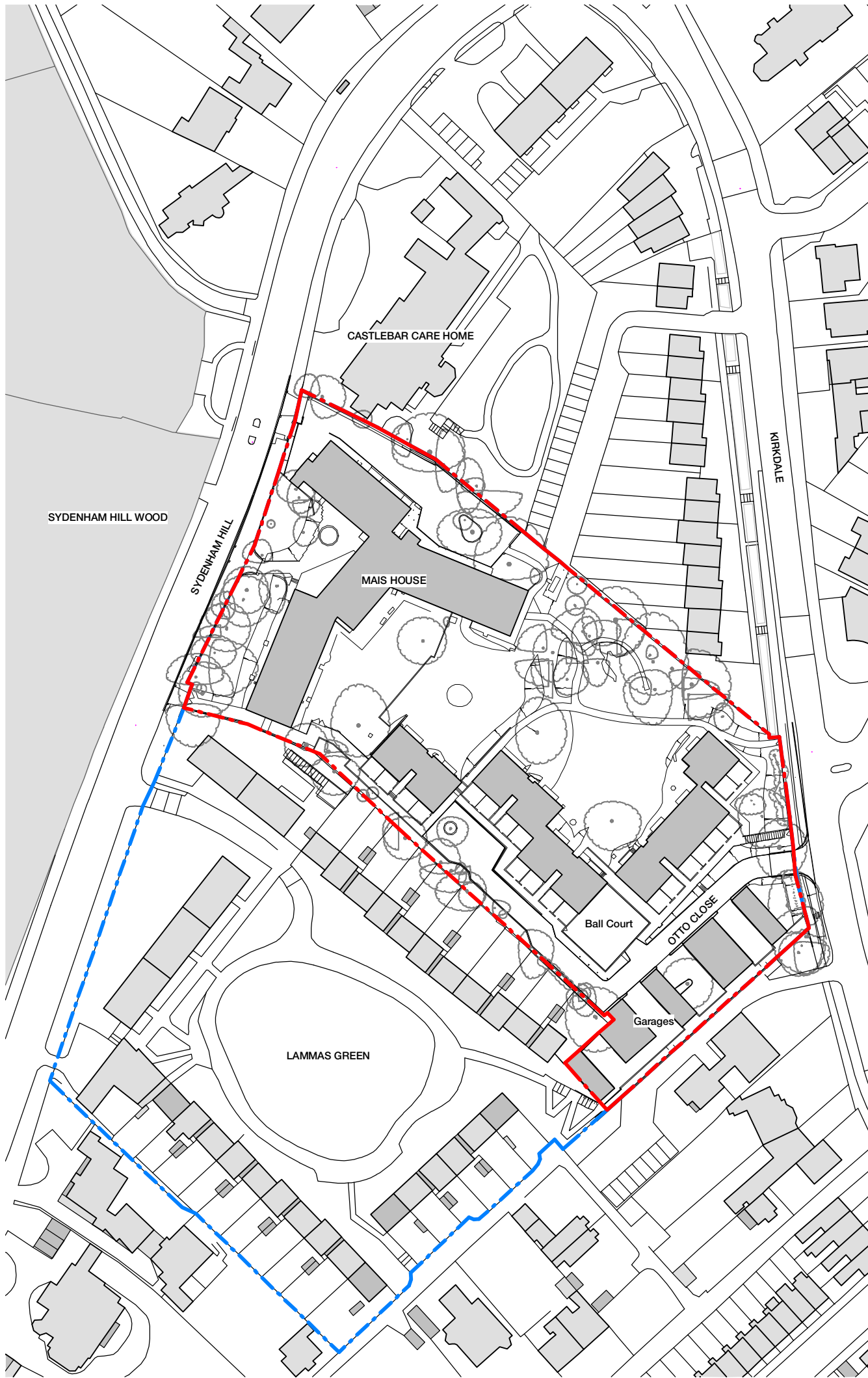
Planting Character



Landscape

Foyer and Upper Terrace







VISUAL SCALE 1:1250 @ A3

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Rev	Description	Date
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-  Site Boundary
-  Sydenham Hill Estate Boundary

159 St John Street
London EC1V 4QJ

mail@hawkinsbrown.com
hawkinsbrown.com

Hawkins\Brown

Project
Mais House
44 Sydenham Hill
Forest Hill, London
SE26 6ND

Drawing
Site Location Plan

Scale 1 : 1250 @ A3		Date 07/02/19
Drawn By CG		Checked By IC
Job Number 18049	Status S0	Purpose of Issue Information

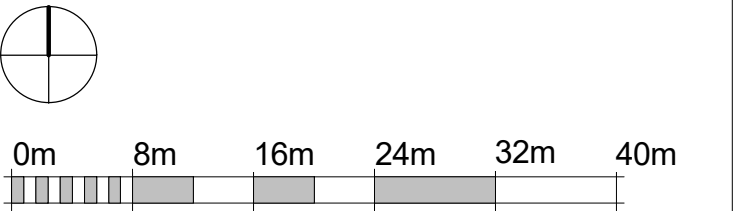
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Rev



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Rev	Description	Date
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VISUAL SCALE 1:500 @ A1

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hawkinsbrown.com

Hawkins\Brown

Project
Mais House
44 Sydenham Hill
Forest Hill, London
SE26 6ND

Drawing
Site Plan - Existing

Scale @ A1 1 : 500	Date 07/02/19
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Drawn By CG	Checked By IC
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Job Number 18049	Status S0	Purpose of Issue Information
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Drawing No. SYDH-HBA-ZZ-XX-DR-A-00_0100	Rev
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Rev	Description	Date
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- Block A
- Block B
- Block C



VISUAL SCALE 1:500 @ A1

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Project
Mais House
44 Sydenham Hill
Forest Hill, London
SE26 6ND

Drawing
Site Plan - Proposed

Scale @ A1 1 : 500		Date 20/02/19
Drawn By CG		Checked By IC
Job Number 18049	Status S0	Purpose of Issue Information

Drawing No.
SYDH-HBA-ZZ-XX-DR-A-00_0101

Rev



00	08/08/2014	Issued for information		
Rev.	Date	Description	Drawn	Chd

to studio
Landscape Architecture
137 Newbridge Road Bath BA13HG
01225 581589 www.to-studio.co.uk

CLIENT
Client
PROJECT
Project Name
TITLE
Title Landscape Site Plan

Scale:	Date:	Drawn:	Checked:	Approved:
1:500 @ A1/1:1000 @ A3	08/08/2014			to
Status:	Information			
Drawing Number:	TS000-1-GE-01			Rev:
				00